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# NEIGHBORHOOD ANALYSIS

## SMITHFIELD, NORTH CAROLINA





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# NEIGHBORHOOD ANALYSIS

## SMITHFIELD, NORTH CAROLINA

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## ABSTRACT

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ABSTRACT: The Smithfield Neighborhood Analysis examines conditions of blight found throughout the town and compares the current conditions with those of 1967 when a similar study was completed. The town was divided into twenty-seven study areas for purposes of comparing conditions among neighborhoods. Information about inadequate physical facilities and poor social and economic conditions was gathered in order to identify locations and intensity of blight and compare with 1967 data. Recommendations have been made in the report to improve the physical, economic, and social conditions throughout the town, including municipal and private actions and available resources for implementation.

P59613





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## INTRODUCTION

Smithfield, North Carolina in 1971 is different from the Smithfield of four years ago. It has grown in population and in geographical size. It has new residential developments, commercial activities, and industrial areas. It has additional recreation and educational facilities. Indeed, many changes have occurred and many of these changes have been for the better.

However, some areas of Smithfield have not improved in the past four years. In fact, some problems may have worsened with time.

One example is the slum area - the deteriorated neighborhood where housing units are crumbling and unsafe, the streets and community facilities are in poor condition, the crime rates are high, and the health standards, low.

It is with this type of area that this Neighborhood Analysis is concerned. A similar investigation was undertaken in 1967 to determine the locations and extent of blight in Smithfield and to propose a course of action for improving the situation. Now -- four years later -- the town is in the process of evaluating itself. It is attempting to assess its progress and its failures in dealing with its deteriorated neighborhoods.

An analysis of the existing conditions, coupled with the experience gained since 1967, will provide the basis for formulating new plans and programs. The 1971 Neighborhood Analysis will determine the problems and outline the steps which need to be taken to eliminate blight in Smithfield. But only the people of Smithfield can put action into those plans. Without their support, the recommendations of this report will be of little value.

The need for improvement exists, as this study indicates. The resources - federal, state, and local -- are available. A strong commitment is now required if definite improvement is to become a reality.





## DEFINING THE PROBLEM

The purpose of a Neighborhood Analysis is to identify blighted areas throughout the town and to propose methods of dealing with these problems. This task is immediately complicated by the inability to define blight accurately. Although the term generally conveys the impression of a physically, economically, and socially deteriorating area, a precise definition, either qualitative or quantitative, is extremely difficult to develop. Perception of blight varies with the individual and the locality. An attempt to pinpoint blighted neighborhoods on the basis of such subjective and general categories would lack substance and validity.

An alternate approach to a precise definition of blight or a very general discussion of it, is to identify specific factors which contribute to a decaying neighborhood. These factors are closely interrelated and all or a combination of several are found in blighted areas. A partial list of these forces which work simultaneously to create a slum includes the following:

### Physical Factors

1. Incompatible land uses and inadequate buffers.
2. Inadequate community facilities.
3. Poor lot platting, resulting in inadequate lot size.
4. Absentee ownership of property.
5. Lack of enforcement of existing codes and ordinances.
6. Heavy traffic on narrow and poorly designed streets.
7. Premature zoning from residential to business or industrial.
8. Poor traffic circulation and accessibility.
9. Poor quality of traffic sign control at intersections.
10. The presence of railroad lines in residential areas.



11. Obsolete and vacant buildings.
12. Inadequate original construction.
13. Inadequate maintenance.
14. Unsanitary environmental conditions.

#### Social Factors

1. Racial discrimination and isolation.
2. Apathy.
3. Low levels of education.
4. High rate of major crimes.
5. Inadequate understanding of channels of communication and assistance.
6. Low health standards/insufficient knowledge about health care.
7. High rate of outmigration of people in the productive age group.
8. Broken homes and one-parent families.
9. Lack of political power.

#### Economic Factors

1. Lack of skilled labor.
2. Existing low levels of family income.
3. Lack of supportive services (day care centers and transportation) to enable residents to work.

All of the above factors are interwoven, thus further preventing the development of a solution to the overall problem of blight.

A comprehensive effort is needed to overcome this problem. Physical changes alone will not eliminate blight; improvements in economic, social, educational, and health standards are required to arrest the spread and intensification of blight. The effort must also be a community effort for the benefit of all the townspeople. A slum is detrimental, not only to the social and economic





well-being of its residents, but also to the town as a whole. And although it is true that the badly deteriorated areas exist primarily as concentrated pockets of blight, there is nothing to prevent the undesirable conditions which are present there from spreading to other areas of Smithfield. Many of the symptoms of blight also exist in other neighborhoods throughout Smithfield. Unless action is taken, these areas which are relatively sound today may become slum areas in the near future.

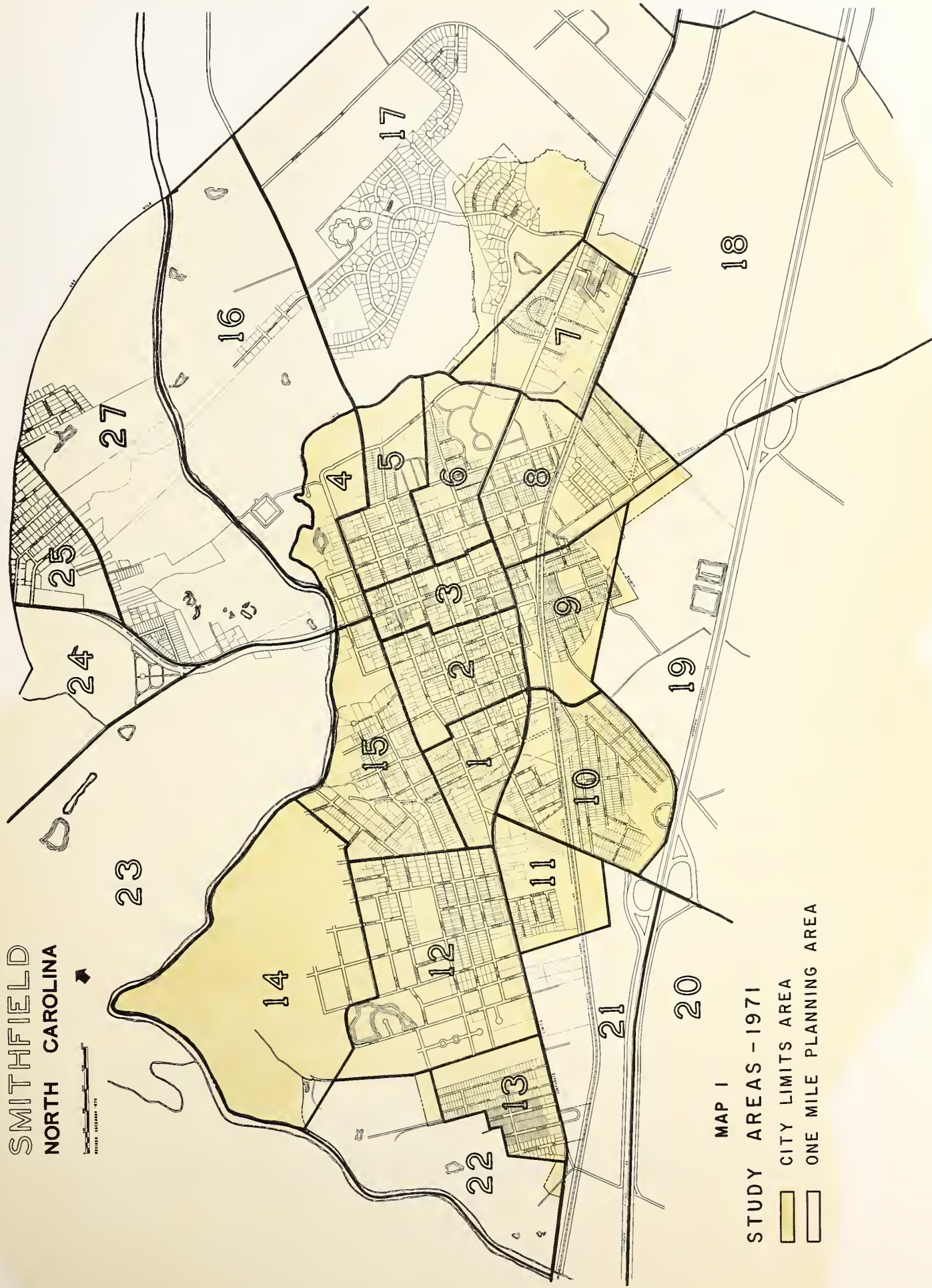
The entire community is affected by the problem of the slum. It may be ignored temporarily by some elements of the population, but eventually, it is a problem which must be faced. It is best to deal with it now rather than postponing action until a future date when a solution may be more difficult.

It is important that immediate attention be given to solving these problems, not only by town officials, but also by each citizen.

Smithfield has the resources to deal effectively with its problem areas. It has an efficient type of government which can be responsive to the people it serves. It has codes and ordinances which, when enforced, can limit blight and control careless development. It has many civic organizations and citizens who are concerned about the community. Smithfield should build on these strengths. It should utilize these resources to the fullest and begin a concentrated effort to eliminate blight and establish a sound community.




SMITHFIELD  
NORTH CAROLINA



MAP 1

STUDY AREAS - 1971

 CITY LIMITS AREA

 ONE MILE PLANNING AREA



## METHODOLOGY

A Neighborhood Analysis is a study of a community which focuses on identifying decaying areas, describing the extent and degree of deterioration, and formulating a treatment for improvement. A Neighborhood Analysis for Smithfield was completed in 1967. The current study is being completed primarily for purposes of comparing the conditions of 1967 with those of 1970 to determine the changes which have occurred.

Since this study is an update of the 1967 study, the same methodology and types of data were used. The town of Smithfield and the outlying areas within its one-mile jurisdiction were divided into 27 areas for study purposes. (map # 1 ) Each of these areas was considered as a neighborhood unit and the data were collected on a neighborhood basis.

Several surveys were made for each study to obtain information about the study areas. A housing condition survey using the method of windshield surveying which notes basic structural conditions was completed. No definitions for the classifications used in the 1967 survey were given. Housing units in the 1971 survey were classified as follows:

Standard: Housing exhibiting no visible structural defects or only slight defects such as would be corrected in the course of normal maintenance (such as peeling paint, cracked window panes, damaged gutters or downspouts).

Deteriorating: Housing requiring more repair than would be provided in the course of normal maintenance (such as holes in roof or walls, crumbling brickwork, broken stair steps or porch railings).





Dilapidated: Housing not providing safe sanitary shelter resulting from a number of major defects or because of inadequate original construction. Such housing cannot be economically rehabilitated.

Since no definitions or criteria for classifying housing conditions were given for 1967, it is quite possible that the classification system used for the 1967 survey differed significantly from that used for the 1971 survey. For this reason, a large discrepancy in the number of units in each condition category exists between the two studies.

A windshield survey also provided information about street conditions, mixed land uses, environmental conditions, and community facilities.

Data from local, county and state officials were compiled to indicate the the following:

- 1) Physical and environmental conditions:
  - availability of sewer and water facilities
  - inadequate lot size
  - occurrence of major fires
  - occurrence of vehicular and pedestrian accidents
  - traffic volume
- 2) Social conditions:
  - occurrence of tuberculosis, venereal disease, infant mortality and illegitimate births
  - occurrence of major crimes
- 3) Economic conditions:
  - occurrence of social service cases

Additional information about the occupants of substandard housing was gathered through a house-to-house survey of a minimum sample of 20% of the substandard units. \*

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\*This survey was conducted by four members of the community with the assistance of the Johnston County Community Action Program. A sample questionnaire is located in the Appendix of this report (p. 69).



Based on these surveys and records, specific problem areas have been identified and recommendations for treatment have been developed. Some of the recommendations are similar to those proposed in the 1967 Neighborhood Analysis; others are quite different, reflecting the changes which have occurred. The treatment proposed for each area, however, is felt to be the most effective and feasible method of dealing with the problem of blight.





## SUMMARY OF FINDINGS

### PHYSICAL FACTORS

#### Number of Residential Structures:

Since 1967, the greatest change in the total number of residential structures has been the result of new construction of single-family units in areas 12 and 15. Some decrease has occurred by the clearance of residential structures to make way for commercial uses. Much of this activity has taken place along Highway 301 in areas 1, 2, 3, 9, and 10.

The net increase in residential structures since 1967 within Smithfield's corporate boundaries is 94 structures.

Current indications are that new construction and residential growth will continue in areas 12, 13, 14 and 15. Another area, which has been annexed recently, and is destined for residential development is area 17. Beyond this, further growth is limited because of physical and environmental barriers: the Neuse River to the west and south, Interstate 95 to the east, and Selma to the north. However, development is now occurring in areas west of the River and can continue for many years. (Appendix p 60).

#### Housing Conditions:

Housing conditions are perhaps the most visible indicators of blighted neighborhoods. This is especially true of Smithfield's deteriorating areas, as both Neighborhood Analyses support.

Because of the different definitions used for classifying housing conditions in the two surveys, a precise comparison between the figures for 1967 and 1971 cannot be made. However, the 1971 survey agrees with the earlier data in terms of locating concentrations of blighted housing. Both studies found that areas 9 and 10 contain the highest percentages of deteriorating and dilapidated structures. Part of area 3 also includes a pocket of substandard housing units. Other substandard structures are distributed throughout the planning area, with small clusters present in areas 6, 8, 16, 19 and 24 (Map #2).



# SMITHFIELD NORTH CAROLINA

REVISED DECEMBER 1970



## MAP 2 EXTERNAL HOUSING CONDITIONS 1971

- STANDARD STRUCTURE
- ◊ DETERIORATING STRUCTURE
- DILAPIDATED STRUCTURE
- ◊ MULTI-FAMILY STRUCTURE
- ◊ VACANT STRUCTURE
- † MOBILE HOME





Much of the housing in Smithfield's older neighborhoods is basically sound and could be rehabilitated. Areas 1, 2, 5, 6 and 8 contain a number of structures in this condition. Areas 9 and 10 also have some housing units which could be rehabilitated. However, the primary treatment for these areas should be clearance and redevelopment since rehabilitation of many of the units here is not economically feasible.

The problem of substandard housing conditions demands immediate attention if blight in Smithfield is to be arrested and eliminated. According to the house - to-house survey of substandard units, housing improvements were mentioned most often as being the top priority of these residents. Fully 54% of the responses indicated a need for upgrading housing conditions. Clearly, this is a matter which should concern the entire community and stimulate prompt action. (Appendix p 61)

#### Mixed Land Uses

A distribution of various types of uses throughout residential areas often contributes to the deterioration of the residential environment. Frequently, these scattered commercial, service and industrial uses are incompatible with the surrounding residences. They increase noise, congestion, traffic hazards, pollution and cause the land values of the residential neighborhood to decrease.

The map of mixed land uses ( # 4) indicates that Smithfield has a number of areas where a concentration of nonresidential uses is jeopardizing the quality of environment for the predominant residences. The residential character of these sections is being threatened by the encroaching commercial and industrial activities which are not providing adequate buffers to protect the residences from undesirable elements. These areas, as indicated on the map, are located in areas 15, 2, and 3 adjacent to the Central Business District; areas 1, 10, and 11 at the intersection of Highway 301 and Brogden Road; and areas 7 and 8 on Highway 301 north.



MAP 3  
MIXED LAND USE

MORE THAN 50 %  
OF THE BLOCK

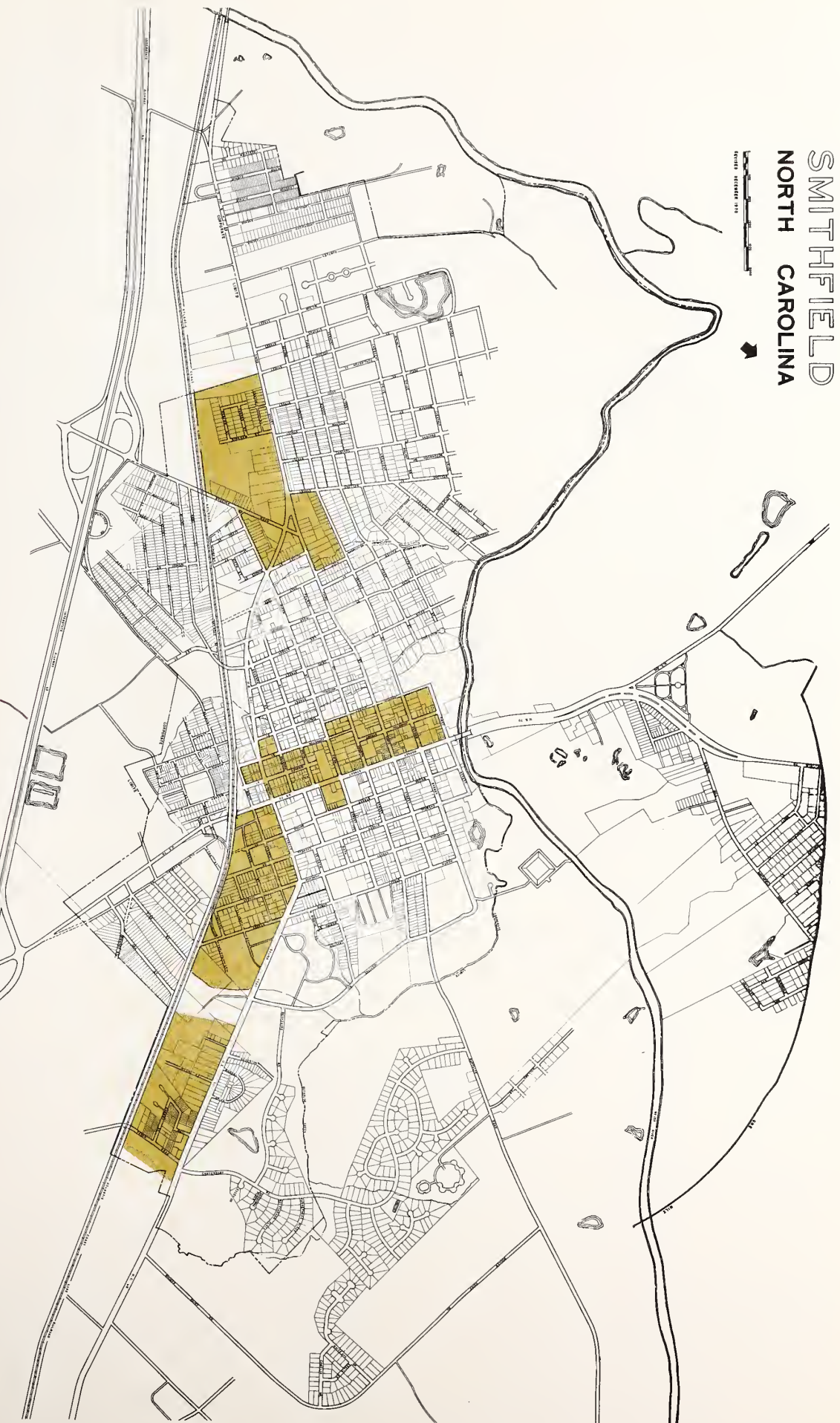


SMITHFIELD  
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CAROLINA





SMITHFIELD  
NORTH CAROLINA



MAP 4

MIXED LAND USE - 1971

PRIMARILY RESIDENTIAL WITH

Where no identifiable blocks exist, it is more difficult to determine accurately the degree of mixed land use. The 1967 Neighborhood Analysis (Map #3) attempts to do this. Several areas indicated as mixed in the 1967 study are now primarily commercial and/or industrial areas with very few residential uses. Among these are the following:

Areas 16 and 23 along U. S. 70 west

Areas 1, 9, and 10 along Highway 301 between Market Street and Brogden Road

Area 8 along U. S. 70 east

Areas 21 and 12 along Highway 301 south

These areas, for the purposes of this study are not indicated as areas of mixed land use detrimental to residential environment.

Strict enforcement of the zoning ordinance is required to eliminate the problem of mixed land uses in the future. Uses should be compatible, to minimize the potential for blight through mixed land uses.

#### Vehicular and Pedestrian Accidents

Areas of high traffic accident rates usually reflect heavy traffic flow. Because of the safety hazards, air and noise pollution, and unsightly appearance of many heavily-traveled streets, residential areas which abut these roads often become blighted. Thus, an investigation of these areas of high traffic accidents and heavy traffic flow may give an indication of blight in Smithfield.

The map of vehicular and pedestrian accidents (#5) was developed from the N. C. State Highway Commission's records and indicates the number and location of traffic accidents occurring in Smithfield from July through December 1970.





A total of 64 accidents occurred in this six-month period, an average of approximately 11 per month. On a yearly basis, this would amount to 132 traffic accidents annually. \*

Compared with 1967 figures, the 1971 data indicate a significant decrease in traffic accidents. While 1967 accidents totaled 276 (32 per month), the number of accidents occurring in 1971 was reduced by approximately 50%.

Both studies found a concentration of traffic accidents on Market Street. However, the number of occurrences on Highway 301 between Market Street and Brogden Road has been reduced measurably by 1971, as a result of the resurfacing and widening of the thoroughfare completed in 1969. More accidents occurred in 1970 between Market and Bridge Streets, probably because of additional commercial activity and increased traffic flow.

The two pedestrian accidents occurring in 1970 were located in the Central Business District, as were the majority in 1967, reflecting the need for controlled traffic flow where pedestrian activities are concentrated.

#### Traffic Volume and Flow

Below is a comparison of average traffic volumes on Highway 301 and U. S. 70 for 1965 and 1970. This information was obtained from the N. C. State Highway Commission's Origin and Destination studies. (Map #6)

Comparing the volume of traffic for each year at specific checkpoints indicates a significant increase in traffic flow since 1965. This increase has occurred on both major arteries.

Highway 301 between Market Street and Brogden Road has been widened to accommodate the increased volume. However, U. S. 70 has not been altered to provide for additional traffic flow which it has assumed. It is anticipated that the volume of east-west traffic will be greatly reduced by the completion of Interstate 40 which will by-pass the downtown. Until it is completed, however, the traffic congestion and hazards on Market Street are likely to become major problems.

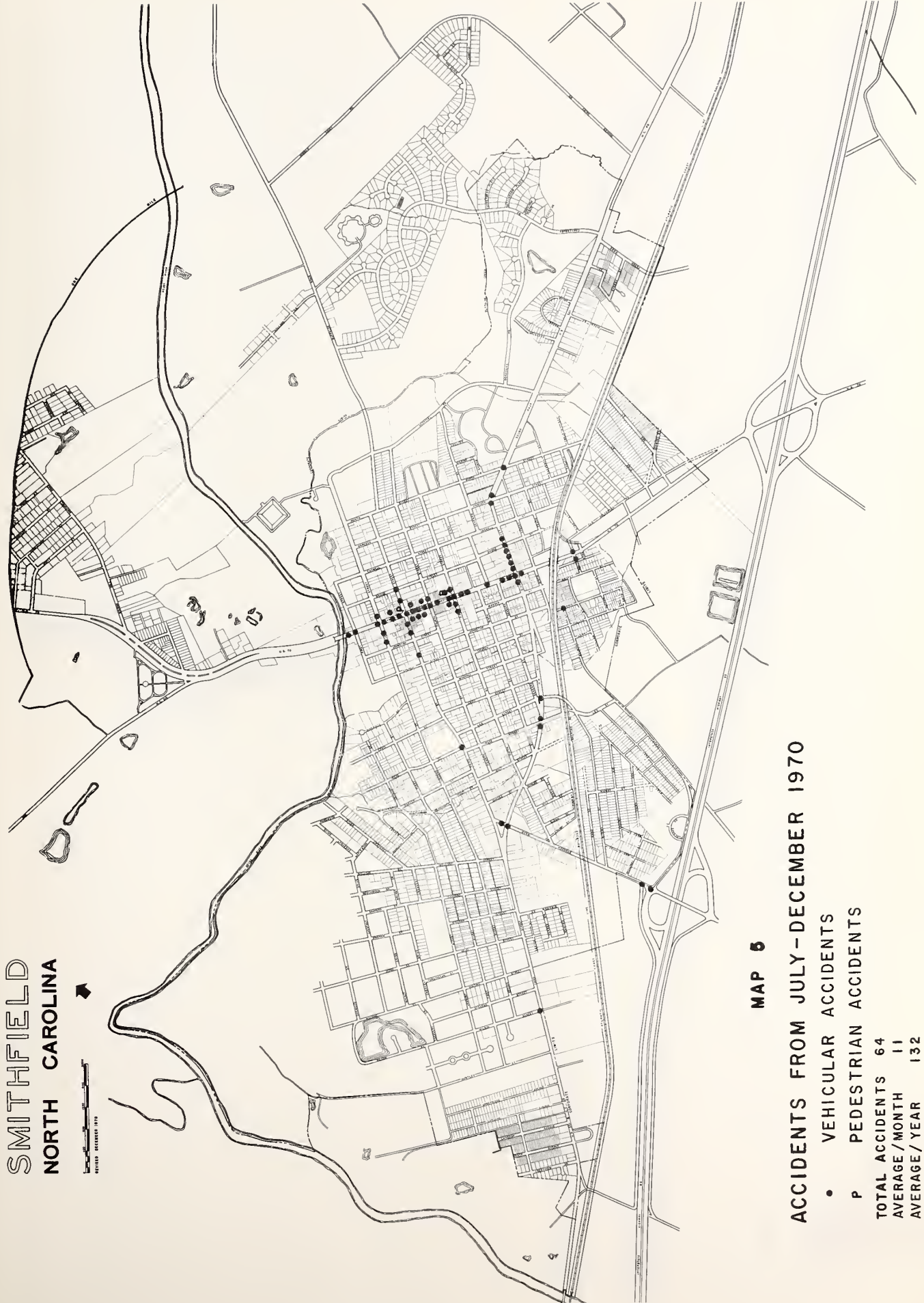
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\* The actual annual total for 1970 was 112 traffic accidents; however, for purposes of comparison with 1967 data, an estimated yearly total is used.





# SMITHFIELD NORTH CAROLINA



MAP 5

## ACCIDENTS FROM JULY-DECEMBER 1970

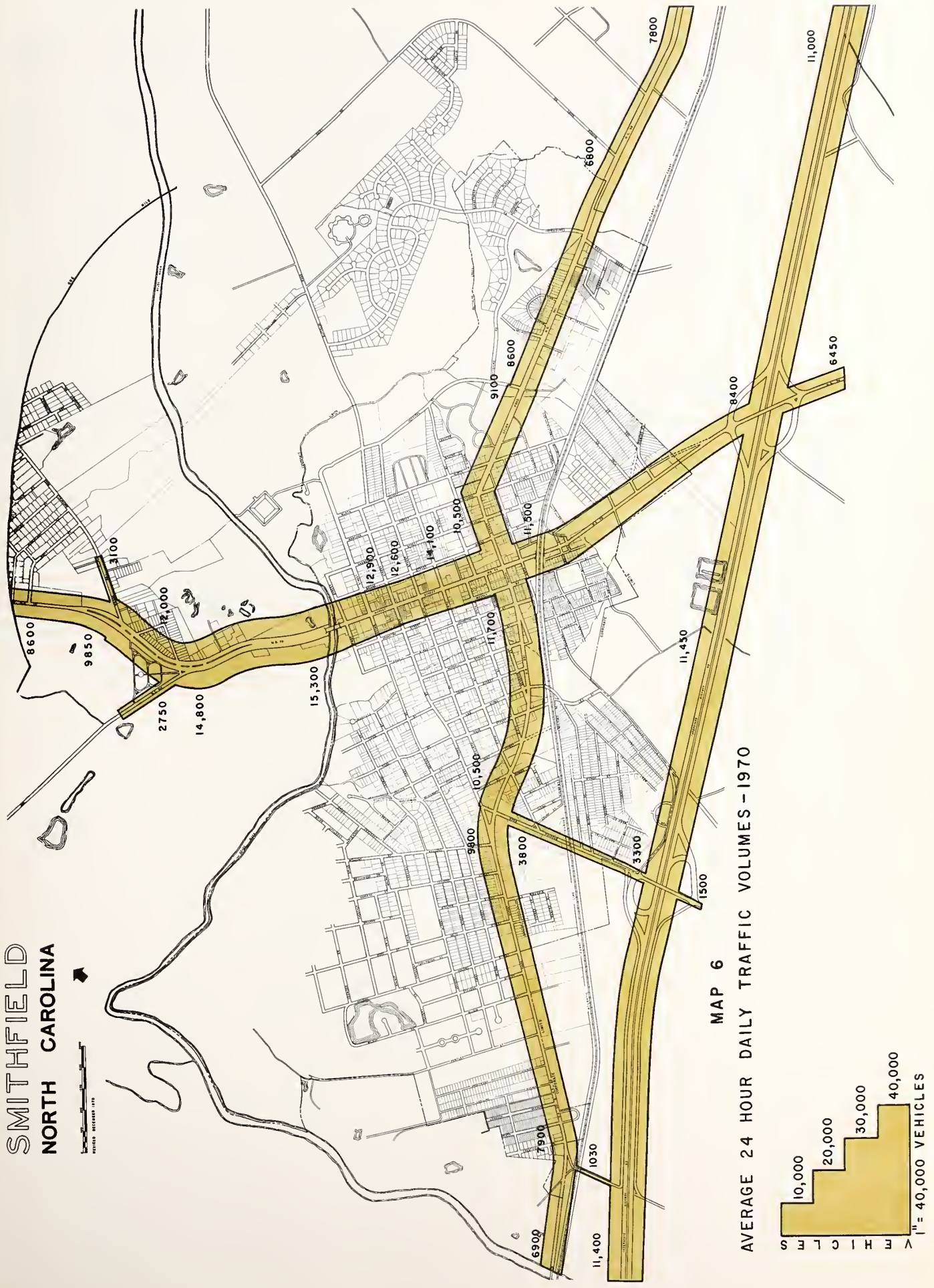
- VEHICULAR ACCIDENTS
- P PEDESTRIAN ACCIDENTS

TOTAL ACCIDENTS	64
AVERAGE/MONTH	11
AVERAGE/YEAR	132

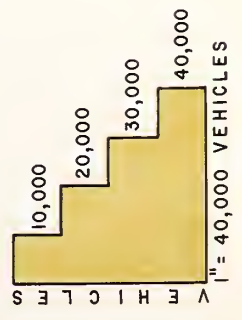




# SMITHFIELD NORTH CAROLINA



MAP 6  
AVERAGE 24 HOUR DAILY TRAFFIC VOLUMES - 1970





Highway 301 Between Market & Brogden  
Checkpoint

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Average Daily Traffic  
1965                  1970

---

Dundee Street	7,300	10,500
Massey Street	9,200	11,700
Bridge Street	8,400	10,500
Buffalo Road	7,700	9,100

U. S. 70 (Market Street)  
Checkpoint

---

Average Daily Traffic  
1965                  1970

---

First Street	10,800	15,300
Second Street	8,400	12,900
Fourth Street	8,700	12,600
Seventh Street	9,600	14,100
Malta Street	7,300	9,660



## Community Facilities: Schools and Parks

The maps of existing community facilities (#7, 8, & 9) indicate the number and location of schools and recreation areas in Smithfield.

A partial list of recreational holdings include:

1. Jaycee Park

This is a small park of approximately 2 acres on East Church Street and 2nd Street adjacent to the cemetery and the Neuse River. It is owned by the Town and contains a small amount of playground equipment including one tennis court, a girl scout hut and other playground equipment.

2. Bingham Recreation Park

This is a ten to fifteen acre park owned by the Town on Buffalo Street in the northern sector of the Town. It is equipped with an illuminated football and baseball field with bleachers, concession stand, field house and dressing facilities. Also there is an outdoor basketball court, two tennis courts, two boy scout huts, picnic shelters, etc.

3. Burlington Mills Playground

This is a four-acre tract located at Hancock and Eleventh. This area has no permanent playground equipment and the lease is cancellable at the will of the lessor. Therefore, it cannot be considered a permanent facility.

4. American Legion, Lions Club & Civitan Parks

These three parks are owned by civic organizations and make a valid contribution to the Town's overall recreation and open-space program.

5. Johnston Central Park

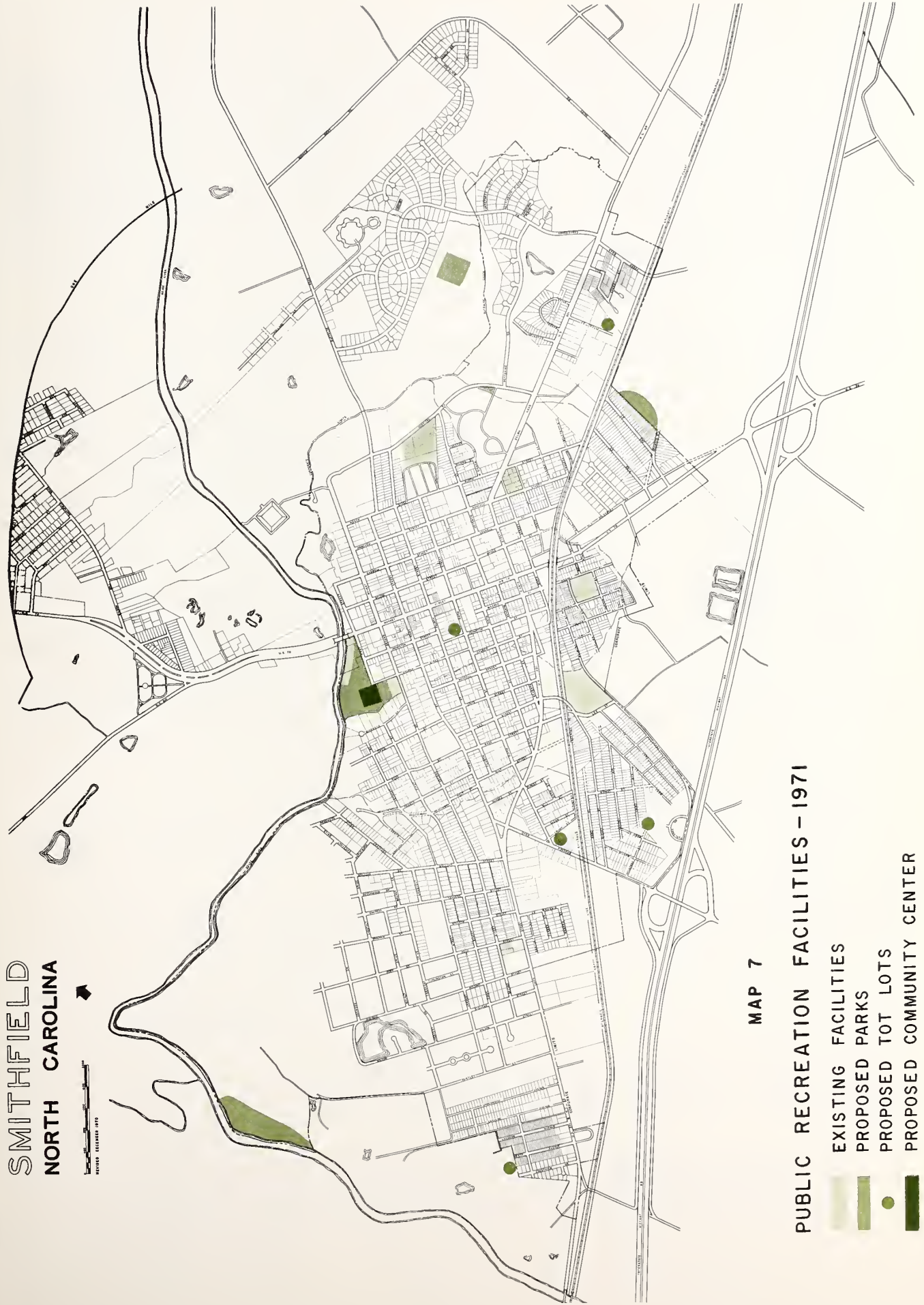
This is a ten-acre tract leased for a period of twenty years by the Town. It is located on Belmont Street across from Johnston Central High School. It has an illuminated football and softball field, a fieldhouse and concession stand. Limited playground equipment has been installed and probably because of its being leased property, the amount of equipment will never be large.

No additional acquisitions have occurred since the 1967 Neighborhood Analysis was completed.





# SMITHFIELD NORTH CAROLINA



MAP 7

## PUBLIC RECREATION FACILITIES - 1971

- EXISTING FACILITIES
- PROPOSED PARKS
- PROPOSED TOT LOTS
- PROPOSED COMMUNITY CENTER



The total acreage in public parks and recreation areas is less than 30 acres. Based on the widely accepted standard of 10 acres per 1,000 population, Smithfield is far below even minimum requirements for a municipality of its size. It needs at least twice as much area in parks and recreational areas as now exists in order to adequately serve its people.

Areas 7, 11, 13, 14 and part of area 8 are without easy access to public recreation. Area 12 has a playground and field at South Smithfield School. This, however, is the only public multi-purpose recreation area for the entire population south of Wellons Street. Small playgrounds for very small children located within walking distance from their homes are also lacking in all areas of the town. Indoor recreation facilities, too, are inadequate, not only by national standards, but also by the judgment of Smithfield residents. According to the house-to-house survey, the acquisition of additional park and recreation areas should be seriously considered, since 11% of the responses indicated that the existing facilities were inadequate.

In order to meet the increasing need, the following recommendations should be considered for immediate and long-range action:

- Establish a Saturday morning and summer vacation recreation program of sports and crafts for school age children, utilizing the schools in Smithfield and the third floor of the municipal building.
- Establish a crafts and recreation program for the elderly and handicapped.
- Conserve and expand the nature trail along the River, emphasizing the aspects of natural and historical significance (i. e. Town Commons, Hastings House).
- Ensure adequate parks and open space in desirable locations in areas 12, 14, 17, and east of area 8 where new development is likely to occur (map #7).

# MAP 8 SCHOOLS - 1967

- |                    | EXISTING | PROPOSED |
|--------------------|----------|----------|
| HIGH SCHOOLS       | ●        | ○        |
| JR. HIGH SCHOOLS   | ●        | ○        |
| ELEMENTARY SCHOOLS | ■        | □        |



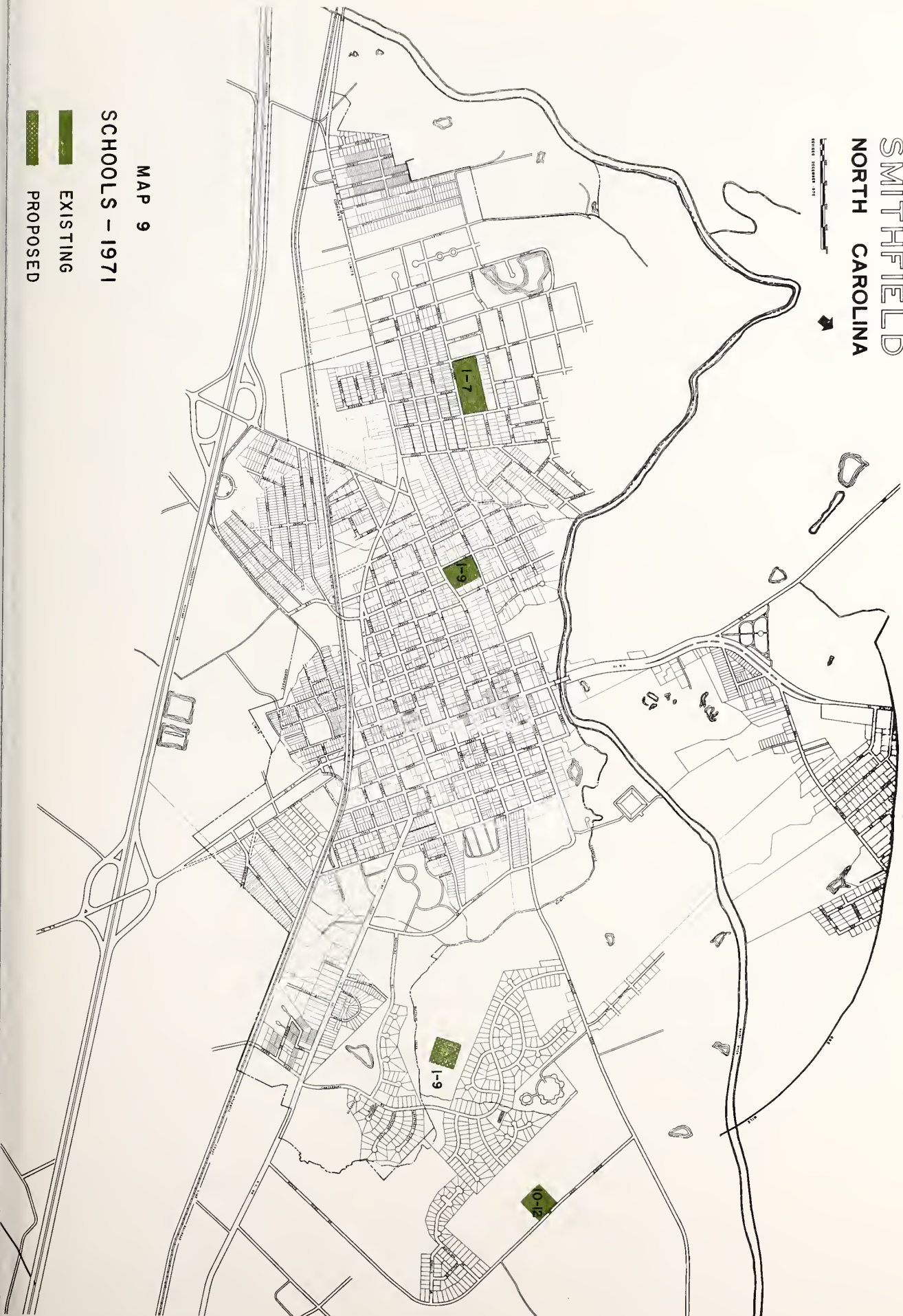
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# SMITHFIELD NORTH CAROLINA



MAP 9  
SCHOOLS - 1971  
EXISTING  
PROPOSED





- Establish small totlots for very young children in areas 3, 7, 10 and 13. Efforts should be made to provide a varied number of play activities, and to locate it so as to allow maximum accessibility to the population and minimum potential for traffic hazards (map #7).
- Establish as a long-range objective, the construction of a multi-purpose community recreation center in area 12 near the nature trail and the downtown area.

#### Schools:

Smithfield has three schools to serve its population: Smithfield Elementary (1-9), South Smithfield (1-7), and Smithfield-Selma Senior High School (10-12). Since 1967, the schools on Massey and Belmont Streets have been phased out and Smithfield-Selma Senior High School has been completed. Because of recent developments in school financing, administration and busing, the neighborhood school concept, as proposed in the 1967 study is no longer valid.

According to the 1970-71 Johnston County School Survey conducted by the North Carolina Department of Public Instruction, South Smithfield and Smithfield-Selma High Schools are adequate, while Smithfield Elementary is overcrowded.

Smithfield Elementary should be rennovated and expanded to accommodate 1,000-1,100 students. South Smithfield and the High School should be expanded gradually as the demand for additional space increases. Plans for a physical education building at the High School are now underway. Construction of this facility should be completed as soon as possible. In addition a new elementary school should be built in North Smithfield to provide adequate educational facilities for the growing population.(Map #9)

#### Water and Sewer Service

Water and sewer systems have been extended throughout the developed areas of the town since 1967. A new water treatment plant has been constructed in Area 4. Plans for additional extensions in areas 13, 14 and 17 will be made as development continues. (Maps # 10 & 11)



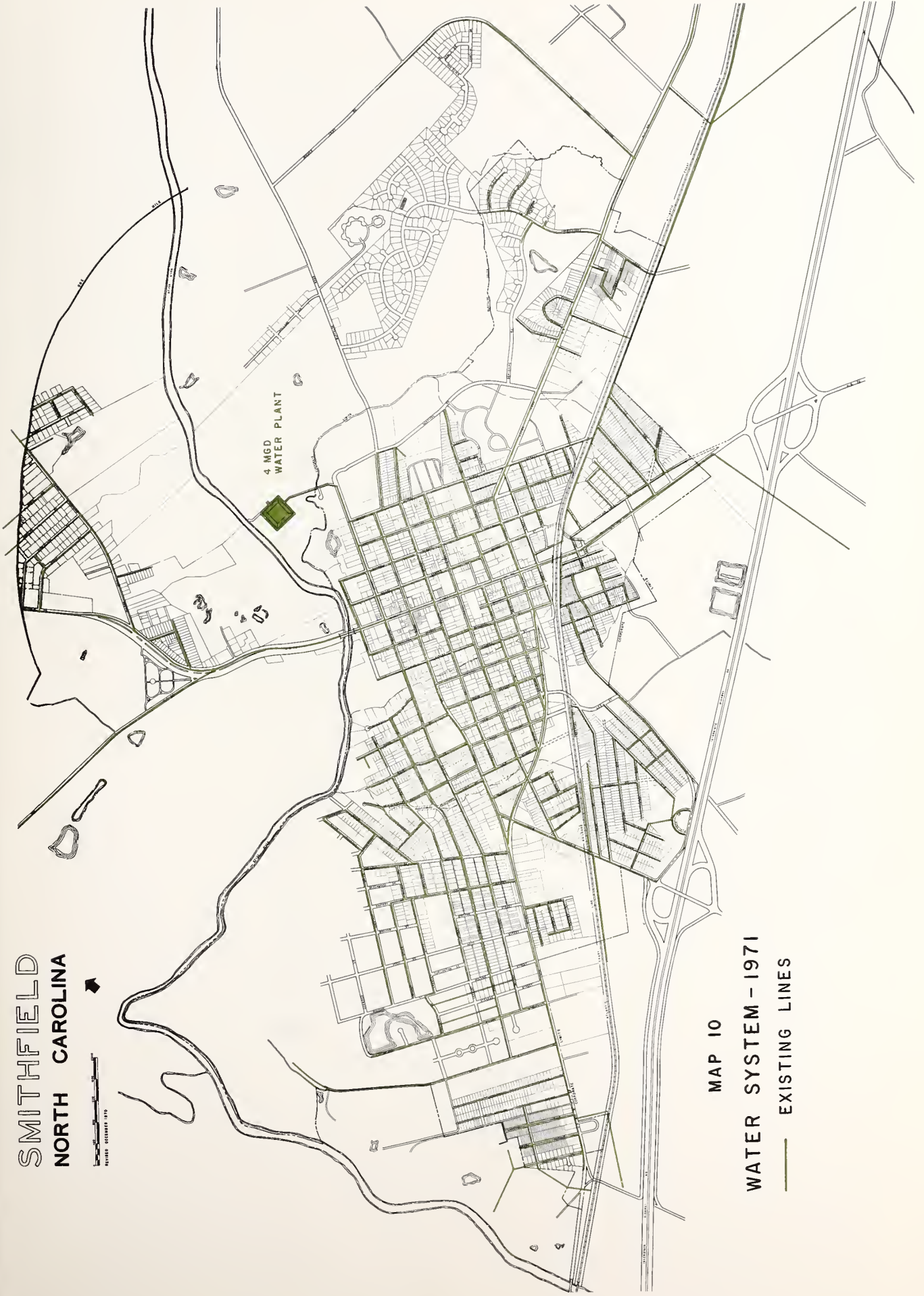


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4 MGD  
WATER PLANT

MAP 10  
WATER SYSTEM - 1971  
— EXISTING LINES





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MAP II

SEWERAGE SYSTEM - 1971

— SEWER LINES





As indicated by the results of the house-to-house survey, not all housing units have connections to the water and sewer lines. The town's connector policy requires a fee to be paid, based on the size of the lines and the street conditions (paved or unpaved), before a connection to water and/or sewer service is made.

### Street Conditions

Much of the new development in areas 12, 13, 14 and 15 have unpaved streets at the present time, but paved streets with curb and gutter will be installed as construction progresses. The same is true for area 17 where a new subdivision is currently under development. The policy for street paving requires the residents of the street to pay for the paving of the street, and the town to pay for paving of intersections.

Areas 9 and 10 are older sections where unpaved streets still pre-dominate. The lack of paved streets in these areas was noted in the 1967 Neighborhood Analysis and recommendations for improvement were made at that time. As the results of the 1971 house-to-house survey indicate, street improvements are a major concern of the residents. Approximately 20% of the respondents requested better streets. Paving these streets with curb and gutter, as well as those in area 7, should be established as a high priority. (Map #13)

### Inadequate Lot Sizes

Concentrations of lots less than 6,000 square feet can eventually lead to deteriorating neighborhoods, since they may limit privacy, open space, light and air, landscaping and increase noise and population densities.



# STREET CONDITION

MAP 12  
1967

## LEGEND

- PAVED WITHOUT CURB AND GUTTER
- PAVED WITH CURB AND GUTTER
- UNPAVED
- STUDY AREA BOUNDARY



**SMITHFIELD**  
NORTH  
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Map 12  
1967  
Smithfield, North Carolina  
Map 12  
1967  
Smithfield, North Carolina

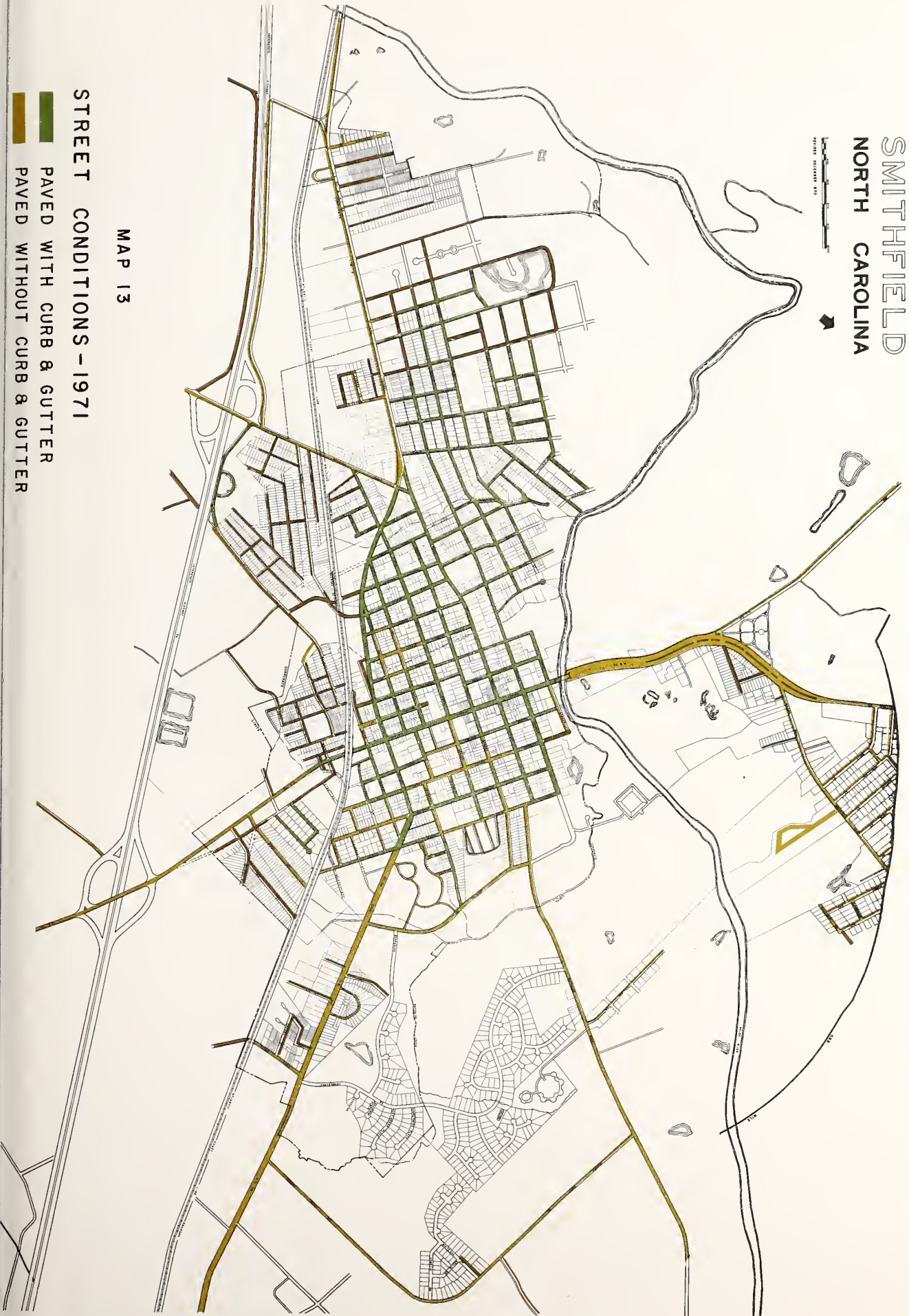
# SMITHFIELD NORTH CAROLINA



MAP 13

## STREET CONDITIONS - 1971

- PAVED WITH CURB & GUTTER
- PAVED WITHOUT CURB & GUTTER







As evidenced by the data on the chart of inadequate lot sizes (p 64), the figures for the 1967 and 1971 surveys differ considerably, both in terms of the total number of lots in each area used to calculate percentages, and in terms of the number of lots of less than 6,000 square feet. In some areas there is a significant discrepancy, which complicates the comparison of figures and makes it difficult to estimate any actual changes which have occurred.

However, a look at the percentage data alone supports the other indicators of blight in the identification of deteriorating areas. In both the 1967 and 1971 studies, area 9 had the highest percentage of inadequate lot sizes. Area 3 also had a prevalence of small lots as determined by both studies. High percentages of inadequate lot sizes were found in areas 6 and 7 in 1971, and in areas 1 and 2 in both 1967 and 1971. (Map #14)

Because inadequate lot sizes can only be remedied through combining lots, redevelopment of an entire area where this problem is prevalent is often the best approach. Area 9, especially, could benefit greatly in this respect. (Appendix p 64)

### Fires

There has not been a significant change in the number of major\* fires occurring in Smithfield since 1967. The 1967 study showed a total of 40 fires for the year 1966, while the 1970 data gave a total of 36 fires. A breakdown among the study areas indicates a decrease in the number of fires in areas 3, 8, 9, and 10 since 1967. The number of fires in areas 10 decreased significantly. A slight increase in the occurrence of fires is evidenced in areas 2 and 6 in 1970.

Fire protection in Smithfield is provided by the Smithfield Fire Department which is centrally located in the downtown area and has a rating of R-7. The fire department with 25 volunteers and one paid employee, services the entire

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\*\$100 or more damage.



SMITHFIELD  
NORTH CAROLINA



MAP 14

INADEQUATE LOT SIZE - 1971

RESIDENTIAL





town and assists in the county and surrounding towns when needed. Its protection is adequate for the present. However, an additional station will be needed in the northern part of Smithfield in the future as the population expands in that direction. (Appendix p 65).

## SOCIAL FACTORS

As explained earlier, the factors which contribute to blight are closely interrelated. As physical forces of poor housing conditions and undesirable environmental elements spread and become entrenched in a neighborhood, isolation from the healthy areas of the town becomes more pronounced. Often, social stigmas and barriers develop. Thus, the problems of the decaying area intensify: mental and physical health problems grow, criminal acts become more frequent, and a feeling of apathy and hopelessness predominates.

The following discussion of social factors which are often used as indicators of blight attempts to add further information for use in identifying the location and extent of deteriorating areas.

### Health: Infant Mortality

Infant deaths\* may occur for reasons not associated with blight, but many forces working in a blighted neighborhood may have an effect on increasing the potential for occurrence. These forces include poor diet, unsafe and unhealthy environment, low income, inadequate health care, and lack of education.

In Smithfield, three infant deaths occurred in 1967, and four in 1970. Although one in each year was located in area 10, this is not sufficient data to make a conclusion about blight in area 10, as indicated by this factor.

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\* Death of a child less than one year old.



## Illegitimate Births

It must be noted that public health records on the occurrence of illegitimate births are not necessarily representative of the actual occurrence. Illegitimacy may not be reported or may occur out of the area, even though the mother resides in the area. This is especially true for persons of higher incomes who are much more mobile than those in the lower economic strata. Thus, illegitimacy is usually recorded for the poor, and not the rich.

Nevertheless, illegitimacy rates are somewhat indicative of blighted areas where incomes and education are low. Smithfield's study areas support this, since its most blighted neighborhoods (areas 3, 9 and 10) have the highest occurrence of illegitimate births. This occurrence was found in 1967 and 1971. There was no significant overall change from 1967 to 1971.

## Venereal Disease

Like illegitimacy, venereal disease can easily be omitted from public health records. Higher income persons may be treated by a private physician who may fail to report the case to public health officials. The poor, however, usually utilize public health services for treatment, in which case the disease is recorded. As a result, venereal disease is often associated with blighted neighborhoods, when, in fact, its occurrence may be as prevalent in middle and upper-class neighborhoods.

The statistics for the occurrence of venereal disease are reported in this study for purposes of comparison with the 1967 data. The 1971 figures indicate a yearly average for each study area. Again, as in 1967, area 10 has the greatest number of cases.



## Tuberculosis

The incidence of tuberculosis is often associated with many factors which prevail in a slum area, such as poor diet, inadequate heat and ventilation, and overcrowding in dwelling units. Since the residents of these areas come in contact with other sections of the town, however, it cannot be assumed that tuberculosis is a disease only of blighted neighborhoods.

There has been no significant change in the total number of TB cases since 1967. The cases which occurred in 1967 were located in areas 9 and 10; those which occurred in 1970 were located in areas 2 and 9. (Appendix p 66)

## Crimes Against Person and Property

The incidence of criminal acts is a relatively accurate indicator of blight, since many residents of blighted areas have been subject to unhealthy and socially disrupted environments. The information on criminal offenses for the Neighborhood Analysis is plotted according to the residence of the person convicted of the crime.

The figures for 1971 given on the chart (p 67) are representative of the problem areas in Smithfield. However, because of changes in the police department's and court's records systems, an accurate comparison between 1967 and 1971 cannot be made.

It should also be noted that the occurrence of convictions may be related to the accused's economic and political power: as is often the case throughout the nation, the poor may be less equipped to present the necessary defense. As a result, the number of convictions of low income persons is likely to exceed those of the middle-and upper-income levels.

In both the 1967 and 1971 investigations, areas 3, 9 and 10 have the highest crime rates for crimes against persons and property. In 1971, 75% of all juvenile delinquency convictions were for crimes against property. (Appendix p 67)





## ECONOMIC FACTORS

Although there are many economic factors which play a role in the creation and perpetuation of blighted neighborhoods, the incidence of social service cases may be used as an index to determine the location and extent of economic decay.

The chart (p 68) compares the number of Aid to Families with Dependent Children (AFDC) cases, Aid to Aged (AA) cases, and Aid to Disabled (AD) cases for 1971 and 1967. As indicated by the totals, the total number of social service cases in Smithfield has increased since 1967, from 241 to 319 cases. Although there have been some changes in each neighborhood, area 10 is the only area where a significant change has occurred; in this area, the caseload for each type of assistance has almost doubled since 1967.

This may, in part, be attributed to increased awareness of the availability of public assistance, although such awareness not likely to be confined to one area of the town. A more accurate explanation is that the town's public housing units, which contribute substantially to the total number of social service cases, are located in area 10. In addition to the public housing units, many of Smithfield's low income families are concentrated in this area, due to both economic and social segregation. All of these factors may help to explain the increase in the number of social service cases since the 1967 Neighborhood Analysis was completed.

(Appendix p 68)

The relationship between economic factors, as indicated by social service cases, and blighted areas can also be illustrated by the results of the house-to-house survey (1971). The survey found that 35% of the occupants of substandard housing who responded were receiving some form of public assistance. Additional information about the residents of substandard housing follows:



## SURVEY OF BLIGHTED HOUSING

In addition to the statistics gathered from town, county, and state officials, information about the residents of substandard housing was compiled through a survey of housing units classified substandard by the 1971 housing condition survey. The survey sampled 20% in each study area with eight or more substandard units and 100% sample in areas with seven or less substandard units. A total of 81 units responded to the survey (25% of the substandard units in the planning area). The occupants of these units were asked to provide information about their housing unit, rent, income, and major concerns and priorities for improving the neighborhood. The following is a summary of the survey results. Detailed information by area can be found in the appendix (p 75).

### Characteristics of Occupants

- 92% of the families in substandard housing surveyed are black.
- 92% of the families in substandard housing surveyed are renters.
- 90% of the owner-occupants of substandard housing surveyed are black.
- 20% of the respondents completed less than 6 years of education; 22% completed 9 years and 22% completed 12 years.
- 51% of the respondents earn less than \$2,000 per year.
- 87% of the respondents who were employed are unskilled.
- 35% of the total respondents are receiving some form of public assistance.
- 79% of the respondents use the services offered by the county health department.
- 50% of household heads are females.

### Characteristics of Housing

- 57% of the respondents had three rooms (excluding baths, halls, pantrys, etc.) in their units; 25% had four rooms.





- 50% of the respondents had only cold water inside the housing units; 12% had no running water on the property.
- 65% of the respondents had no bathtub or shower.
- 16% of the respondents had no flush toilet.

#### Improvements Desired

#### Percentage of Responses

Better Housing	54%
Build more low-income housing	29%
Clean lots, demolish housing	14%
Enforce Codes	11%
Better Streets	28%
Better Parks & Recreation Facilities	11%

A comparison of the survey results from 1967 and 1971 indicates many differences. Although the questionnaire forms were quite similar and a similar total number of houses were surveyed, the results in most cases vary considerably. This probably stems from different criteria used when determining housing conditions.

According to the survey data from each year, there are far fewer owner-occupants of substandard housing, there are many more unskilled workers, and there are more families earning less income in 1971 than in 1967.

The Appendix includes a partial comparison of the 1967 and 1971 survey data. (p. 73 )

#### DELINEATION OF BLIGHTED NEIGHBORHOODS

The preceding pages have discussed various factors which contribute to blight and indicated their occurrence in Smithfield in 1967 and 1971. By determining the presence of these factors and noting concentrations in certain areas, blighted neighborhoods have been identified.

Smithfield's blighted areas are indicated on the map (#15). These are the sections of the town with the highest percentage of substandard housing, poor street conditions, crime rates, health problems, social service cases, inadequate lot sizes and insufficient community facilities.



SMITHFIELD  
NORTH CAROLINA



MAP 15

BLIGHTED AREAS - 1971

- EXISTING BLIGHT
- POTENTIAL BLIGHT



The next section of this report will concern itself with a detailed description of each study area. An explanation of the existing situation in each area will be given, problems will be identified, and recommendations will be made for physical improvement.

Where the 1967 Neighborhood Analysis grouped several of the study areas together into "neighborhoods" for descriptions and analysis, this study will treat each study area within the corporate limits of Smithfield individually, with the exception of areas 12, 13, 14 and 15, which will be considered as one unit.

#### Study Area #1

Location: Bounded on the north by Lee Street, on the east by Highway 301, on the south by Wellons Street, and on the west by Second Street.

Land Use: The northern and western portions of this area are predominantly residential, with Smithfield Elementary School located on the western border. A shopping center complex dominates the southern part of the area, and commercial activities along Highway 301 interrupt the otherwise older residential environment of area 1. Limited or no buffers between commercial and residential uses contributes to a lower quality of residential neighborhood. The traffic generated by the commercial activities threatens the safety, and value of the residences here.

Zoning: At the present time, this area is zoned R-6 and R-8, with B-3 districts along Highway 301 and at the shopping center complex.

Housing: Area 1 has a total of 161 residential structures, 158 of which were determined to be in standard condition and 3 in deteriorating condition. Housing conditions become more deteriorated nearer to Highway 301.





Although only three units were found to be structurally deteriorating, many of the units need painting and minor repairs to restore a high quality residential environment. There are no vacant structures or mobile homes in Area 1.

	1967	1971
Housing: Total Structures	165	161
Mobile Homes	1	0
Condition		
Standard	93	158
Deteriorating	61	3
Dilapidated	11	0

#### Changes since 1967

Some residential structures have been demolished to make way for commercial activities.

More commercial uses are present (more of the area has been zoned B-3 for business).

Highway 301 has been widened.

#### Symptoms of Blight

Forty-five (29%) of the lots are inadequate in size.

Area 1 had one case of VD reported in 1970.

There were 7 AFDC, 3 AA, and 2 AD cases in 1971.

Uncontrolled commercial development exists and spot zoning has occurred.

#### Assets

No fires were reported there in 1970.

The majority of streets are paved with curb and gutter.



Water and sewer facilities are available.

A school with play equipment is located in the area.

### Recommendations

- All the requirements for B-3 zoning should be strictly enforced along Highway 301 where commercial activities are locating. Particular efforts should be made to provide and maintain adequate buffer strips which will help to preserve a desirable residential environment west of Highway 301.
- Consideration should be given to closing off some of the streets in this area which feed into Highway 301, such as Lee, Holt, and Dundee Streets. This would not only result in less traffic through the residential section of Area 1, but also limit the potential for traffic hazards on Highway 301.
- 115 units should be included in the area designated for a 117 code enforcement project. This will include those units within the following borders: Highway 301(E), Lee & Rose Streets (N), Holt Street (S), and 2nd and 3rd Streets (W).
- The remaining units should be inspected in the course of a regular systematic code enforcement schedule ( p 57).
- Smithfield elementary school should be expanded and rennovated.
- A clean-up, fix-up, paint-up campaign should be initiated in the areas not included in the 117 project area.

### Study Area #2

Location: Bounded on the north and Johnston Street, on the east by Highway 301, on the south by Lee Street, and on the west, by Second Street.

Land Use: This area is primarily residential, with a concentration of commercial activities located on its eastern border along Highway 301. Buffering between these commercial and residential uses is quite limited.

Zoning: R-8 zoning predominates in this area, with B-3 zoning along Highway 301.

Housing: The number of residential structures in this area totals 238, with the majority of units being single family. Nine mobile homes are also located here. Six deteriorating and 18 dilapidated structures were





identified, two in each category being vacant. Housing conditions deteriorate near Highway 301. Like area #1, this area has many units which are structurally sound, but in need of repairs to restore the residential quality of the area.

	1967	1971
Housing: Total Structures	241	238
Mobile Homes	8	9
Condition		
Standard	134	214
Deteriorating	81	6
Dilapidated	26	18

#### Changes Since 1967

Some residential structures have been demolished.

Spot zoning for additional commercial uses has taken place.

Highway 301 has been widened.

New commercial and services uses are present.

#### Symptoms of Blight

Five fires occurred in this area in 1970.

In 1970, one illegitimate birth, four cases of VD and 5 cases of TB were reported.

There are 7 AFDC, 8 AA, and 6 AD cases in area 2.

69 lots (28%) are inadequate in size.

Mixed land use and poor buffers between commercial and residential uses exist.

One crime against person was recorded for 1970.



## Assets

The majority of streets are paved with curb and gutter.

Water and sewer service are available.

This area has access to the school and playground in adjacent area #1.

## Recommendations

- The B-3 zoning requirements should be strictly enforced. Adequate buffer strips between commercial and residential uses should be provided.
- Curbs and gutters should be installed on Seventh, Sixth, Church, Woodall and Davis Streets.
- Consideration should be given to closing off Davis and Woodall Streets where they feed into Highway 301.
- 175 units should be included in the 117 code enforcement project area. These units are in the area bounded by Lee Street (S), Seventh Street (E), 2nd and 4th Streets (W), Johnston and part of Davis Street (N). Some spot renewal should be executed in conjunction with the 117 code enforcement project.
- Demolish all vacant dilapidated structures.
- Systematic code enforcement should be completed according to the proposed schedule (p 57).

## Study Area #3

Location: Bounded on the north by Bridge Street, on the east by Highway 301, on the south, by Johnston Street, and on the west, by Second Street.

Land Use: This area centers around Smithfield's Central Business District (CBD).

Commercial uses - both primary and secondary - predominate in this area, with residential uses bordering the area.

Zoning: The commercial areas are zoned B-1, B-2, and B-3 (west to east on Market Street). Residences are under the R-8 category. Some O-I-A Zoning also exists in the western part of the area.



Housing: Area 3 has a total of 89 single family units, 41 of which are dilapidated and 10 of which are deteriorating. At least 3 of the dilapidated units are vacant. Most of the substandard units are concentrated in a pocket just south of the CBD on 6th and 7th Streets. (As a result of recent municipal actions, some of the vacant dilapidated units have been demolished since the survey was completed).

	1967	1971
Housing: Total Structures	102	89
Mobile Homes	0	0
Condition		
Standard	19	38
Deteriorating	32	10
Dilapidated	51	41

#### Changes Since 1967

Several lots have been subdivided and new structures have been built.

Several streets have been paved.

Some structures have been demolished.

New commercial uses are present.

#### Symptoms of Blight

In 1970, five illegitimate births were reported.

Four fires occurred in 1970.

73% of the lots were inadequate in size.

One street is not paved.

There are 9 AFDC, 5 AA, and 5 AD cases.

Commercial uses threaten residential areas.

Three crimes against persons, 2 against property occurred in 1970.





## Assets

Water and sewer services are available.

## Recommendations

- Massey Street should be paved with curb and gutter. Curbs and gutter should be installed on Sixth Street where they are not now present.
- 73 residential units in area 3 should be included in the 117 code enforcement project area. The residential units within the boundaries of Market, Highway 301, Johnston and 4th Streets should be part of the code enforcement project area.
- A downtown improvement campaign should be initiated. Businesses in the CBD which also fall in the 117 project area can also benefit from the 117 code enforcement program. Civic groups should be encouraged to sponsor landscaping projects in the downtown area, in parking lots and along the Main Street.
- Efforts should be taken to eliminate traffic hazards along Market Street by providing adequate off-street parking and loading areas as specified in the zoning ordinance.
- Buffers should be provided between commercial and residential uses.
- A small park site (tot lot) should be established in the area (map #7).
- Systematic code enforcement should be completed.

## Study Area #4

Location: Bounded on the north and east by the Neuse River, on the east, by Second Street and Buffalo Road, and on the south by Market Street.

Land Use: Area 4 is predominantly in residential use, with some commercial uses located in the southern portion on Market Street.

Zoning: This area is zoned R-10 north of Caswell Street, and OIA, between Caswell and Market Streets.

Housing: This area has 19 residential uses, all of them in standard condition. In addition there are 6 mobile homes located in the northern part of this area.



	1967	1971
Housing: Total Structures	21	19
Mobile Homes	6	6
Condition		
Standard	16	19
Deteriorating	2	0
Dilapidated	3	0

#### Changes Since 1967

Some structures have been demolished.

A new water plant has been constructed.

#### Symptoms of Blight

Area 4 has very few symptoms of blight.

#### Assets

No substandard housing units.

#### Recommendations

- This area is virtually free from any factors which contribute to blight.
- Efforts should be made to preserve the high residential quality of this neighborhood through systematic code inspection and enforcement.
- Part of First Street should be paved with curb and gutter.

#### Study Area #5

Location: Bounded on the north by the city limits, on the east, by 5th Street, on the south by Bridge Street, and on the west by Second Street.

Land Use: This area is primarily single family residential. A cemetery is located in the northern part of the study area. A large (10 acre) park is located in the northern section.





Zoning: Most of the area is in the R-8 zoning category, with a small section of the southwest portion in the B-2 classification.

Housing: Of the 152 structures, 146 are single-family units, 3 are duplexes and 3 are triplexes. Eight mobile homes are located in area 5.

This area has 12 deteriorating units and 7 dilapidated units. Four units are vacant, including one deteriorating and 3 dilapidated.

Although most of the structures in this area are basically sound, rehabilitation would substantially improve the quality of the area.

	1967	1971
Housing: Total Structures	166	152
Mobile Homes	7	8
Condition		
Standard	93	133
Deteriorating	61	12
Dilapidated	12	7

#### Changes Since 1967

Some structures have been demolished.

Some new commercial uses are present in the southern portion.

#### Symptoms of Blight

In 1970 one fire occurred in this area.

This area reported 2 illegitimate births, 1 infant mortality, and 2 TB cases in 1970.

There is a total of 59 social service cases: 4 AFDC, 49 AA and 6 AD.

It should be noted that the Colonial Rest Home is located in this area, which accounts for most of the AA cases.

29 lots (19%) were inadequate in size.

Two crimes against persons, and one against property (JD) were recorded in 1970.



## Assets

All of the streets, except for those in the cemetery, are paved.

Water and sewer services are available.

A 10-acre park is located in this area.

## Recommendations

- A clean-up, paint-up, fix-up campaign should be initiated to rehabilitate the housing and improve the quality of the area.
- All vacant dilapidated units should be demolished.
- Curbs and gutters should be installed on all streets except those in the cemetery, including the following: Fourth, Fifth, and North Streets.

## Study Area #6

Location: Bounded on the north by the Old (1967) corporate limits, on the east by Highway 301, on the south by Bridge Street, and on the west by Fifth Street.

Land Use: Area 6 consists primarily of single family units and a complex of medical buildings in the northern section adjacent to the Johnston County Memorial Hospital. The medical complex, in addition to the hospital, includes doctors' offices, a drug store, the county health department and a nurses' residence. A picnic area is also located in area 6.

Zoning: This area is zoned R-8 and O-I-B. One small lot on Highway 301 has been rezoned for a B-3 commercial use.

Housing: A total of 120 residential structures are present: 90 of these are standard, 21 are deteriorating, and 9 are dilapidated. The three vacant structures identified are in deteriorating condition. Ten mobile homes are also located in area 6.



	1967	1971
Housing: Total Structures	111	120
Mobile Homes	9	10
Condition		
Standard	41	90
Deteriorating	56	21
Dilapidated	14	9

#### Changes Since 1967

New residential structures are present.

More medical offices and hospital-related facilities exist.

New commercial and service uses have located along Highway 301.

#### Symptoms of Blight

33% of the lots are inadequate in size.

Five fires occurred in 1970.

One illegitimate birth, one infant mortality, and 2 TB cases were reported for the past year.

The area has 9 AFDC, 6 AA and 4 AD cases.

#### Assets

All streets are paved, most with curb and gutter.

Water and sewer are available.

A picnic area is located just off Highway 301.

#### Recommendations

- A clean-up campaign should be initiated to encourage rehabilitation of homes and improvement of the residential environment.
- Curbs and gutters should be installed on Caswell, Bridge, Seventh, Wilkins and Lassiter Streets.
- Systematic code enforcement should be completed according to the proposed schedule (p 57).





## Study Area #7

**Location:** Bounded on the north by Peden Road, on the east by the Atlantic Coast-line Railroad, on the south by the 1967 corporate limits, and on the west by an imaginary straight line drawn diagonally between the 1967 corporate limits and Highway 301 at Peden Road.

**Land Use:** Although the western portion of this area, just west of Highway 301 is predominantly residential, the area as a whole has a number of mixed uses, including light industrial, strip commercial, of both primary and secondary nature, and service uses. This mixture of uses is not conducive to a healthy and desirable residential environment. The heavy traffic flow on Highway 301 also detracts from the residential quality of the area.

**Zoning:** The zoning reflects the actual land use pattern in terms of mixture. Within this one area, five different zoning districts exist: B-3, B-4, R-6, Ind-L, and O-I-B.

**Housing:** Area 7 has a total of 85 residential structures, with all but one being single family units. There are 15 mobile homes present. All 85 of the structures are standard and none is vacant. Although none of the structures was determined as structurally deteriorating, some rehabilitation and repair of units, especially in the section east of Highway 301, would be desirable.

	1967	1971
Housing: Total Structures	86	85
Mobile Homes	10	15
Condition		
Standard	56	85
Deteriorating	27	0
Dilapidated	3	0



## Changes Since 1967

New commercial uses are present.

A large area adjacent to area 7 has been annexed. This area is primarily zoned for residential use, but a B-4 shopping center is also included.

More mobile homes are located here.

A new federally-assisted housing project is currently under construction.

## Symptoms of Blight

31 lots (34%) are inadequate in size.

The majority of streets in this area are unpaved.

Mixed land uses are prevalent.

Strip commercial and heavy traffic volumes detract from the residential environment.

There is one AFDC case in this area.

## Assets:

Water and sewer are available.

A new public housing project for the elderly has recently been completed.

B-4 commercial area (planned shopping center) should improve the area and provide controlled commercial development.

## Recommendations

- The zoning ordinance should be strictly enforced. Care should be taken to discourage strip commercial development. Buffers between commercial and residential uses should be provided and maintained.
- Edgerton, Pitch, Cherry, and Dail Streets should be paved with curb and gutter. Curb and gutter should be installed on Waddel Drive.
- A small park site should be designated and developed with play equipment (map #7).
- Systematic code enforcement should be completed, according to the proposed schedule (p 57).



## Study Area #8

**Location:** Bounded on the north and west by Highway 301, on the south by U. S. 70, and on the east by the corporate limits.

**Land Use:** Like Area #7, Area #8 also has a mixture of land uses. The Atlantic Coastline Railroad bisects the area. Both industrial and residential uses exist on either side of the rail tracks. Older residential neighborhoods and small lots are present between Highway 301 and the railroad. A large textile plant and several other light industrial uses are located here. This area also includes a 3 acre park. To the east of the railroad, the residential development is newer and less concentrated, and is located away from U. S. 70 with buffers provided. The industrial uses in this section are somewhat isolated from the residences at the present time.

**Zoning:** Area 8 is zoned R-6 and Ind-L, with a small section along Highway 301 zoned B-3.

**Housing:** All 133 residential structures in Area 8 are single family units. Five mobile homes are also present in this area. 118 of the structures are standard, 10 are deteriorating, and 5 are dilapidated. Of the 3 vacant units, one is in deteriorating condition and 2 in dilapidated condition.

	1967	1971
Housing: Total Structures	116	153
Mobile Homes	3	5
Condition		
Standard	44	118
Deteriorating	66	10
Dilapidated	6	5





## Changes Since 1967

Seventeen new residential structures have been built.

A new subdivision is currently under construction.

New commercial uses have located along Highway 301.

## Symptoms of Blight

Fourteen social service cases are located in area 8: 6 AFDC, 5 AA and 3 AD.

One fire was reported in this area for 1970.

One illegitimate birth, one infant mortality and one TB case were recorded for 1970.

Two crimes against person were recorded in 1970.

Mixed land uses are prevalent in the area, especially in the section between Highway 301 and the railroad.

10% of the lots (14) are inadequate in size.

Several streets are unpaved.

## Assets

A 3 acre park is located in the western section of the area.

Water and sewer services are available.

## Recommendations

- All dilapidated vacant units should be demolished.
- Tenth, Dogwood and Oak Streets and Old Goldsboro Road should be paved with curb and gutter. Curb and gutter should be installed on Pine, Hancock, Ninth, Tenth, Eleventh and Twelfth Streets.
- Regular code enforcement should be carried out according to the proposed schedule (p 5.7).
- Buffer strips should be provided between commercial or industrial uses and residential uses.
- Strict enforcement of subdivision regulations in the eastern section should be required.
- Park areas east of area 8 should be acquired.



## Study Area #9

**Location:** Bounded on the north by U. S. 70, on the east by the corporate limits, on the south by Lee Street and on the west by Eighth Street.

**Land Use:** The Atlantic Coastline railroad tracks run through area 9, separating the residential area from the commercial and industrial uses along 301. Although the entire area has a mixture of land uses, most residential uses are isolated from other types of uses. A school building, which is now being used as the headquarters for the County CAP and a recreation facility, is located in this area. Smith Collins Park is also located in area 9.

**Zoning:** R-6 zoning predominates in the section east of the railroad. Between the railroad and Highway 301, the zoning is B-3 and Ind-L.

**Housing:** Area 9 has the highest concentration of substandard housing units in the town. Of the 196 structures, most of which are single family units, only 41 are standard, 45 are deteriorating, and 110 are dilapidated. Three vacant units were identified, one in deteriorating condition and two in dilapidated condition.

Three mobile homes are located in this area.

	1967	1971
Housing: Total Structures	172	96
Mobile Homes	1	3
Condition		
Standard	24	41
Deteriorating	45	45
Dilapidated	103	110



## Changes Since 1967

Many structures have been demolished.

New commercial uses are locating along U. S. 70 and Highway 301.

## Symptoms of Blight

70% (138) of the lots are inadequate in size.

Seven fires occurred in 1970.

Three illegitimate births, one infant mortality, 18 VD cases and 4 TB cases were reported in 1970.

This area has 42 social service cases: 24 AFDC, 8 AA and 10 AD.

Very few streets are paved; those streets which are paved do not have curb and gutter.

Five crimes against person and one against property (JD) were recorded in 1970.

## Recommendations

- All streets should be paved with curb and gutter.
- All dilapidated vacant units should be demolished.
- Most of the residential units in this area cannot be rehabilitated. In these cases, clearance and construction of new units is the best approach. Application for federal urban renewal funds to be used in this area should be made to HUD. If approved, these funds can be used both for rehabilitation and for renewal.
- Consideration should be given to constructing new units for lower-income families to the east of area 9 where no development currently exists.
- Improvement of the recreational facilities in this area should be undertaken.
- Traffic flow and circulation in residential areas should be improved by extending Smith Street to Fayetteville Street, closing off Railroad Street, and creating turn-arounds where Massey, Harris and Fuller Streets stop at the railroad tracks.





### Study Area #10

Location: Bounded on the north by Lee Street, on the east by Old Depot Road, on the south by Brogden Road, and on the west by Eighth Street.

Land Use: Except for a concentration of commercial activities at the intersection of Highway 301 and Brogden Road, Area 10 is predominantly residential in use. A three acre park is located here.

Zoning: The section along Highway 301 and Brogden is zoned B-3 and Ind-L; the remainder of the area is zoned R-6.

Housing: 318 residential units are located in area 10, 275 of these are single family units, 33 are duplexes, one is a tri-plex, and 9 are four-family units. Nine mobile homes are also present.

Of the total structures, more than half are substandard: 91 are in deteriorating condition and 87 are dilapidated. All twelve of the vacant structures are dilapidated.

	1967	1971
Housing: Total Structures	314	318
Mobile Homes	5	9
Condition		
Standard	72	140
Deteriorating	125	91
Dilapidated	117	87

### Changes Since 1967

New public housing units have been located here.

One street has been paved.



## Symptoms of Blight

Three fires occurred in area 10 in 1970.

Eleven illegitimate births, one infant mortality, 21 VD cases, and one TB case were recorded.

75 AFDC, 26 AA and 25 AD cases are located here.

22% of the lots are inadequate in size.

Five crimes against person, one of them a juvenile delinquency, and 4 crimes against property were recorded for 1970.

The majority of streets in this area are unpaved.

## Assets

One park is located in this area.

## Recommendations

- All vacant dilapidated units should be cleared.
- Many of the units in this area could be rehabilitated and brought up to standard. An urban renewal project concentrating on rehabilitation with some clearance should be considered for this area, in conjunction with the redevelopment proposed for area 9.
- New units for low-income families should be located here, as well as in other areas of the town.
- Two additional park areas (tot lots) should be provided (map #7).
- All streets should be paved with curb and gutter.
- Traffic circulation patterns should be improved by connecting Third Avenue with Broadway, West Street with East Street at their southeastern ends, Midway Street with West Street, and West Street with Lee Street. Martin Street and Ward Street should be closed off in cul-de-sacs at their southeastern ends. Rand Street should be closed in a cul-de-sac at its northern end. Railroad Street should be permanently closed off. The 45° angle turns at Second and Third Avenues should be eliminated.



## Study Area #11

Location: Bounded on the north by Brogden Road, on the east and south by the corporate limits, and on the west by Highway 301.

Land Use: There are two concentrations of residences, separated by a section of commercial and light industrial uses at the intersection of Highway 301 and Brogden Road. Although a mixture of land uses exists in the area, each residential neighborhood is for the most part isolated from a mixture of incompatible uses.

Zoning: The area is zoned R-6, B-3 and Ind-L.

Housing: 49 of the 54 structures in this area are in standard condition, two are deteriorating, and five are dilapidated. The single vacant structure is in dilapidated condition. Three mobile homes are located in area 11.

	1967	1971
Housing: Total Structures	66	54
Mobile Homes	3	3
Condition		
Standard	37	49
Deteriorating	25	2
Dilapidated	4	3

## Changes Since 1967

Several structures have been demolished.

New commercial activities have located along Highway 301.

## Symptoms of Blight

One illegitimate birth was recorded in 1970.

One fire occurred in 1970.





24% of the lots are inadequate in size.

Six social service cases are located here: 1 AFDC, 3 AA, and 2 AD.

A mixture of land uses is prevalent.

Residences are located in many cases, very close to major thoroughfares.

Several unpaved roads exist.

There are no parks in this area.

#### Assets:

Water and sewer services are available.

#### Recommendations

- Zoning regulations should be strictly enforced. Buffer strips between commercial and residential uses should be provided.
- All streets should be paved with curb and gutter.
- All vacant dilapidated units should be demolished.
- Systematic code enforcement should be completed, according to the proposed schedule ( p 57).

#### Areas 12, 13, 14 and 15

These four areas will be discussed together, since they are very similar in character and will require similar treatment.

Location: Together these areas comprise all of the land between Highway 301 and Second Street to the River, north to Market Street and south to the river.

Zoning: The residential zoning is R-10, R-8 and R-6 with the higher densities located near Highway 301 and Market Street. Business and office zones are located along these major arteries.

Land Use: Commercial and service uses are found along Highway 301 and Market Street. These areas, however, are predominantly residential, with three public recreation areas located in areas 15 and 12.



Housing: A total of 592 residential structures are located in these four areas.

All are standard. A great deal of new development is occurring, expanding westward toward the River. Continued new residential development is expected.

		1967	1971
Housing: Total Structures		188	219
Mobile Homes		0	0
AREA 12	Condition		
	Standard	186	219
	Deteriorating	0	0
	Dilapidated	2	0
-----			
Total Structures		81	84
Mobile Homes		3	2
AREA 13	Condition		
	Standard	71	84
	Deteriorating	7	0
	Dilapidated	3	0
-----			
Total Structures		5	14
Mobile Homes		0	0
AREA 14	Condition		
	Standard	4	14
	Deteriorating	0	0
	Dilapidated	1	0
-----			
Total Structures		199	245
Mobile Homes		0	0
AREA 15	Condition		
	Standard	164	245
	Deteriorating	35	0
	Dilapidated	0	0
-----			



## Changes Since 1967

Many new residential structures have been built.

Some new commercial and service activities have located along Highway 301.

## Symptoms of Blight

There are very few factors which contribute to blight in these areas. Area 12 had one TB case reported in 1970 and Area 15 had one fire occur. Area 15 also has 12 lots of inadequate size (less than 1%). Some streets are unpaved at present, but it is expected that these will be paved and curb and gutter installed and that sewer and water service will be extended to these areas as development progresses.

## Assets

No dilapidated or deteriorating structures exist.

Three public recreation areas are present.

A school is located in area 12.

## Recommendations

- Efforts should be made through strict enforcement of zoning and subdivision regulations and codes to preserve the high residential quality of these areas.
- Development should not extend into the conservation zone along the river.
- Additional areas for parks and open space should be provided: a park and community center in area 12; a park in area 14; a tot lot in area 13 (map #7).
- A commercial center (B-4) should be located in the southern portion of area 12 to serve the growing population of these areas.
- Systematic code enforcement should be completed according to the proposed schedule (p 57).

## Areas 16 through 27

No individual discussion of these neighborhoods will be included in this report for several reasons:

1. No major problems exist in these areas.
2. Those problems which do exist are not so pressing as those within the corporate limits of Smithfield.





3. Limited personnel and financial resources preclude the initiation of any major improvement campaigns in the fringe area.

Summary data for the fringe area is included in the appendix of this report.



## TREATMENT

The preceding pages have discussed the remedial actions to be undertaken within each neighborhood. This section will concern itself with general recommendations to improve the physical, economic and social environment of Smithfield. Following the general recommendations, specific policies and steps to be taken by the municipal government will be proposed. In addition, suggestions for projects which fit into the overall improvement program and could be sponsored by civic groups and organizations will be made. A priority schedule for dealing with the problem neighborhoods will also be recommended.

The recommended treatments for the various areas in Smithfield are shown on map #16 and include conservation, rehabilitation, and redevelopment.

Areas 9 and 10 would benefit most by a Neighborhood Development Program, which would concentrate on redevelopment of the area, but would also include rehabilitation of units. Such a program would not only provide the much-needed housing improvements, but also better parks and open space, streets, and community facilities. As a result, the entire town would benefit.

Areas 5, 6, and 8 adjacent to the CBD, along with area 7 and part of area 11 should be designated as rehabilitation projects, primarily through the following actions:

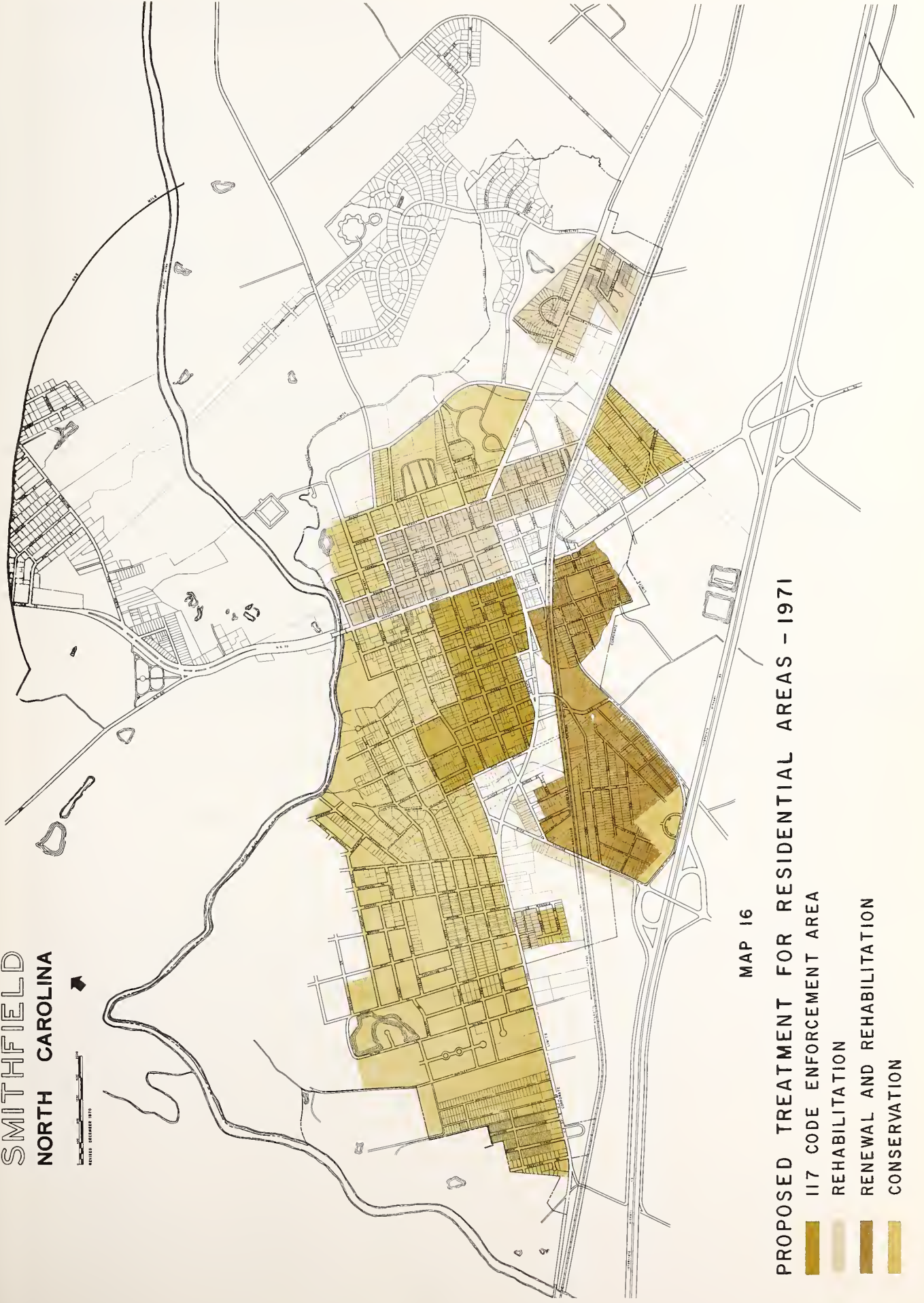
1. Clean-up, fix-up, paint-up campaigns
2. Systematic code enforcement
3. Zoning enforcement

Parts of areas 1, 2, and 3 should be included in the application for a federally-assisted 117 code enforcement project.

The remaining areas should be preserved as high-quality residential areas through zoning and subdivision controls and systematic code enforcement.



SMITHFIELD  
NORTH CAROLINA



MAP 16

PROPOSED TREATMENT FOR RESIDENTIAL AREAS - 1971

- 117 CODE ENFORCEMENT AREA
- REHABILITATION
- RENEWAL AND REHABILITATION
- CONSERVATION





## GENERAL RECOMMENDATIONS:

### Physical

Demolish all dilapidated units.

Pave all the following\* streets, and install curb and gutter where they are now absent.

Improve traffic circulation patterns, especially in areas 9 and 10.  
(pp 40 & 41)

Minimize traffic hazards on Highway 301 between Market and Brogden by closing off some streets. (pp 25 & 27)

Begin a systematic code enforcement program in 1972 according to proposed schedule ( p 57).

Begin a federally-assisted 117 code enforcement project.

Plan to utilize federal urban renewal funds to improve the most blighted neighborhoods (9 and 10).

Enforce strictly zoning and subdivision regulations.

Provide buffers between commercial and residential uses.

Provide additional low income housing, through public housing and other federally-assisted programs.

Improve and expand recreational facilities and open space.

Encourage a county solid waste re-cycling system.

---

\*Sixth, Seventh, Davis, Woodall, Church (Area 2), Massey, Sixth, Fifth, Seventh (Area 3), First (Area 4), Fourth, Fifth, North (Area 5), Bridge, Caswell, Seventh, Lassiter, Wilkins (Area 6), Edgerton, Waddel, Dail, Cherry, Pitch, Peden (Area 7), Hancock, Ninth, Tenth, Eleventh, Twelfth, Pine, Oak, Dogwood, Old Goldsboro (Area 8), Fayetteville, Massey, Etna, Durham, Harris, Smith, Belmont, Collins, Fuller, Lemay, Ninth, Johnston, (Area 9), Lee, Old Depot, East, West, Second, Third, Blount, Rand, Martin, Broadway, Ward, Midway, Crump, Glenn (Area 10) Gaston, Forbes, Renfro, Bingham (Area 11).



## Economic

Efforts should be made to attract more industry to the area. These efforts should be coordinated with the curriculum at Johnston County Technical Institute to ensure skilled workers.

A credit union, possibly affiliated with the Community Action Program, should be established to assist low income families.

An economic development corporation should be established to focus on providing jobs, income and capital to the lower income families.

Efforts should be made to recruit additional minority employees into the municipal government.

Concerted efforts should be made to develop comprehensive manpower training programs.

## Social/Educational

Establish a child care center, preferably one with 24-hour service.

Establish a Welfare Rights Organization to assist low-income people in establishing adequate housing, social services, etc.

Re-establish a VD clinic in conjunction with the County hospital.

Expand the county health department's family planning clinic and emphasize the outreach program by coordinating efforts with the CAP, Agricultural Extension Service, Churches, and newspaper.

Establish an information "hot line" system of referral and assistance through the city manager's office.

Encourage more technical and vocational training at the Johnston County Technical Institute through direct contacts with the N. C. Department of Public Instruction (Community Colleges) and County Commissioners.

Encourage local industries to develop manpower training programs.

Encourage training and development of the disabled and handicapped through the Recreation Department, County Social Services and Health Department.

## Recommendations

### Municipal Policy and Actions

- The town government should make a commitment to utilizing every means possible to improve housing conditions in the town.



- The Town Board should adopt a resolution giving its support to a systematic code enforcement program.
- The Town's Building Inspection department should begin the systematic code enforcement schedule in 1972, according to the proposed program (p 57).
- The Town should apply for federal assistance in a 117 code enforcement project.
- The Town government should provide adequate recreational areas and facilities for the entire town. It should require provisions of park areas in new subdivisions, improve existing parks, and acquire additional recreational areas.
- The town should encourage meaningful citizen participation in the planning and implementation processes through use of advisory committees, surveys, and open forums at public meetings.
- The Town should establish the goal of paving all existing streets and installing curbs and gutters by 1980.
- The Town should take action to close off Lee, Davis, Woodall, Holt, and Dundee Streets which provide access to 301 in order to preserve the adjacent residential areas and minimize the traffic hazards on Highway 301.
- The Town should reapply for Urban Renewal funds for redevelopment and rehabilitation of areas 9 and 10.
- The Town should demolish all vacant dilapidated units.
- The Town should strictly enforce all zoning and subdivision regulations. It should particularly ensure that the buffer strips are provided and maintained.
- The Town should improve the traffic circulation pattern, especially in areas 9 and 10 by extending streets to make them continuous and by closing off unnecessary streets in cul-de-sacs.
- The Town should encourage the Housing Authority to apply for additional units. Turnkey and leased housing projects, in addition to conventional public housing, should be considered.

Projects which could be sponsored by churches, civic groups or local businesses include the following:

- A day care center for children of working parents. ( A center with 24-hour service is desirable).





- Landscaping of the downtown area: along the main street and parking lots.
- Establishing and equipping additional park areas throughout the town.
- A youth center for dances, entertainment and socializing.
- A campaign to rehabilitate many of the businesses in the CBD through a clean-up, fix-up, paint-up campaign.
- Continued construction of 235 and 236 housing units.
- Encouraging a solid waste recycling program to be undertaken by the county and elimination of all open dumps.
- Additional efforts to attract industry and jobs to the area. These efforts should be coordinated with the curriculum at Johnston County Technical Institute so that skilled workers will be available.
- Establishing a centralized information bureau or clearinghouse to provide citizens a means of assistance and referral (hot line).

An action program for improving housing conditions and increasing the housing supply is outlined below:

#### Outline of Plans and Objectives

- 1972      - Submit application for recertification of Workable Program, including proposal for a 117 code enforcement program; receive recertification.
- Continue regular inspections using two staff members on a part-time basis; inspect 145 units (Parts of Areas 1, 2, 3 & 4).
- Update Neighborhood Analysis and utilize its findings in developing additional plans for coping with blight.
- Demolish all condemned units.
- Adopt revised editions of model codes as necessary.
- Continue construction of 235, 236, and public housing units to provide relocation housing for those displaced by code enforcement.
- Work with private developers to secure additional 235 and 236 units.
- 1973      - Continue regular inspection of area 5 and part of 6 (172 units).
- Submit application for 117 code enforcement area.



Adopt revised editions of model codes as necessary.

Demolish all condemned units.

Continue construction of 235 and 236 units to provide relocation of housing for those displaced by code enforcement.

Consider reapplying for Neighborhood Development Program for areas 9 and 10 - if approved, postpone inspection of these areas.

Apply for 60 additional public housing units.

- 1974 - Begin the 117 code enforcement program, and inspect 363 units in the designated project area.

Continue regular inspection outside of 117 code enforcement area, inspect 185 units (areas 6 and 7).

Demolish all condemned units.

Submit application for recertification of Workable Program.

Adopt revised editions of model codes as necessary.

Continue construction of 235 and 236 and public housing units to provide relocation for those displaced by code enforcement.

Follow up on public housing application.

- 1975 - Second year of 117 code enforcement program. Processing of loans and contracting for work.

Continue regular inspection outside of 117 code enforcement area, inspect 202 units (Areas 8 and part of 9).

Demolish all condemned units.

Adopt revised editions of model codes as necessary.

Continue construction of low-and moderate-income housing to provide relocation housing for those displaced by code enforcement.

Receive recertification of workable program.

- 1976 - Third year of 117 code enforcement program. Completion of work in 117 project area.

Continue regular inspection outside of 117 code enforcement area; inspect 183 units (maintain increased staff) - Areas 9 & 11 .



Demolish all condemned units.

Adopt revised editions of model codes as necessary.

Continue construction of low-and moderate-income housing to provide relocation housing for those displaced by code enforcement.

- 1977 - Review and evaluate the impact of the 117 program. Continue regular inspections, inspect 232 units (parts of areas 10 and 12).

Demolish all condemned units.

Adopt revised editions of model codes as necessary.

Continue construction of low-and moderate-income housing to provide relocation housing for those displaced by code enforcement.

- 1978 - Continue code enforcement schedule, inspect 232 units (areas 10 & 12).

Demolish all condemned units.

Adopt revised editions of model codes as necessary.

Continue construction of low-and moderate-income housing to provide relocation housing for those displaced by code enforcement.

- 1979 - Inspect 203 units (areas 12, 13, 14 and part of 15).

Adopt revised editions of model codes as necessary.

Continue construction of relocation housing.

Demolish all condemned units.

- 1980 - Inspect 200 units (area 15).

Adopt revised editions of model codes as necessary.

Continue construction of relocation housing.

Demolish all condemned units.





## Priority Schedule

<u>Priority</u>	<u>Action</u>	<u>Area</u>
Immediate	- demolish all condemned units	9, 10, 3
	- pave streets with curb and gutter	9, 10, 3
	- improve traffic circulation and sign control	9, 10
	- apply for 117 code enforcement program	1, 2, 3
	- apply for Neighborhood Development Program	9, 10
	- build more low-income housing	all areas
	- apply for more public housing	all areas
	- ensure additional park and recreation areas	all areas
	- begin systematic code enforcement schedule	1, 2
Intermediate	- Begin 117 code enforcement project	1, 2, 3
	- begin Neighborhood Development Program	9, 10
	- begin clean-up campaigns	5, 6, 7, 8, 11
	- pave streets with curb and gutter	7
	- begin Central Business District Improvement	3
	- construct additional housing, especially low - income	all areas
	- close off streets feeding into Highway 301	1, 2, 3
Long Range	- complete Neighborhood Development Program	9, 10
	- consider plans for mass transit	all areas
	- construct multi-purpose community facility	accessible to all areas-12



<u>Priority</u>	<u>Action</u>	<u>Area</u>
	- complete systematic code enforcement schedule	all areas
	- construct new school	17
	- complete new shopping centers	17, 12



SMITHFIELD SCHEDULE FOR SYSTEMATIC CODE ENFORCEMENT  
1971-1980

Area No.	Total Number Residential Structures <sup>1</sup>	Structural Condition			Number Vacant Structures	Structural Condition of Vacant Structures				Treatment <sup>2</sup>	Years									
		Standard	Deteriorating	Dilapidated		Sound	Deteriorating	Dilapidated	1972-1973		1973-1974	1974-1975	1975-1976	1976-1977	1977-1978	1978-1979	1979-1980	1980-1981		
1*	161	158	5	0	0	-	-	-	-	C.R.	46		115							
2*	238	214	6	18	5	1	2	2		C.R.D.	63		175							
3*	89	38	10	41	3	0	0	3		C.R.D.	17		73							
4	19	19	0	0	0	-	-	-		C.	19									
5	152	133	12	7	4	0	1	3		C.R.		152								
6	120	90	21	9	3	0	3	0		C.R.D.		20	100							
7	85	85	0	0	0	-	-	-		C.			85							
8	135	118	10	5	3	0	1	2		C.R.D.				135						
9	196	41	45	110	3	0	1	2		C.R.D.				69	129					
10	318	140	91	87	12	0	0	12		C.R.D.					159	159				
11	54	49	2	3	1	0	0	1		C.R.D.					54					
12	219	219	0	0	0	-	-	-		C.						73	73	73		
13	84	84	0	0	0	-	-	-		C.								84		
14	14	14	0	0	0	-	-	-		C.								14		
15	245	245	0	0	0	-	-	-		C.								45	200	
<sup>1</sup> Excludes Mobile Homes		*Parts of these areas are designated as 117 code enforcement areas.									Regular Inspection	145	172	185	202	183	232*	203	200	
<sup>2</sup> Description of Treatment											Federally Assisted Inspection			236			*Maintain	Staff		
C - Conservation											Annual Total									





## RESOURCES

In order to implement these plans, financial and human resources will be needed. The following is a discussion of some of the available federal, state, and local resources which can be utilized.

### Federal

#### 117 concentrated code enforcement program (HUD)

The federal government may pay up to 3/4 of the costs for planning, reviewing and administering a concentrated code enforcement program. This includes inspectors' salaries and above-ground public improvements, such as street-paving, lighting and landscaping. Direct federal 3% rehabilitation loans and grants up to \$3,500 will be made to property owners in the area.

#### Neighborhood Development Program (HUD)

The federal government may provide the funds for eliminating blight through surveys and planning, land acquisition, clearance, rehabilitation, new construction, and public improvements.

#### Neighborhood Facilities Program (HUD)

The federal government provides grants to help establish multi-purpose neighborhood centers offering concerted community health, recreational or social services.

#### Legacy of Parks (HUD)

The federal government may provide 50% of the costs of acquiring, developing, and preserving open space land for permanent public use.

#### Mortgage Insurance for Housing for Families of Low and Moderate Income(FHA)

This enables financing for the construction, purchase, or rehabilitation of single-family homes (235) and one to four unit rental projects (236), at the regular interest rate for moderate income families and at a below market interest rate for lower income families.

#### Public Housing (HUD)

The federal government pays the entire cost of planning and constructing public housing units. In addition to conventional public housing, turnkey and leased housing is also possible under this program.



Additional federal programs and more information about the above programs are found in the Catalog of Federal Domestic Assistance Programs.

#### State

N. C. State Recreation Division can assist localities in developing comprehensive recreation programs and determining plans for implementation.

N. C. State Board of Health, Sanitary Engineering Division will conduct preliminary planning studies for location and operation of sanitary landfill programs.

Additional information can be obtained from the N. C. Employment Security Commission and the Bureau of Work Programs.

#### Local

Smithfield has many civic groups and organizations which can make a substantial contribution to the implementation of the proposed plans. In addition to municipal officials, county officers may also be contacted for assistance in executing the recommendations of this plan. Local initiative is required if any improvements are to be realized.



## APPENDIX



# RESIDENTIAL STRUCTURES 1971

Area	Single Family	Two Family	Three Family	Four Family	Five Family or More	Mobile Homes	Total Structures	Total Dwelling Units
1	157	1	1	2	0	0	161	170
2	232	6	0	0	0	9	238	253
3	89						89	
4	19	0	0	0	0	6	19	25
5	146	3	3	0	0	8	152	169
6	118	2	0	0	0	10	120	134
7	84	1	0	0	0	15	85	121
8	133	0	0	0	0	5	133	138
9	191	4	1	0	0	3	196	205
10	275	33	1	9	0	9	318	389
11	54	0	0	0	0	3	54	57
12	217	1	0	1	0		219	223
13	84	0	0	0	0	2	84	86
14	14	0	0	0	0	0	14	14
15	236	3	0	6	0	0	245	266
16	34	0	0	0	0	0	35	35
17	59	0	0	0	0	0	59	59
18	21	0	0	0	0	1	21	22
19	37	0	0	0	0	4	37	41
20	21	0	0	0	0	2	21	23
21	8	0	0	0	0	16	8	24
22	11	0	0	0	0	0	11	11
23	90	0	0	0	0	25	90	115
24	22	0	0	0	0	0	22	22
25	92	0	0	0	0	1	92	93
26	---	---	---	---	---	---	---	---
27	128	1	0	0	0	12	129	142
In Town	2,050	54	6	18		70	2,127	2,250
TOTAL	2,573	55	6	18	0	131	2,652	2,837





# HOUSING CONDITIONS

Area	<u>Standard</u>		<u>Deteriorating</u>		<u>Dilapidated</u>	
	1967	1971	1967	1971	1967	1971
1	93	158	61	3	11	0
2	134	214	81	6	26	18
3	19	38	32	10	51	41
4	16	19	2	0	3	0
5	93	133	61	12	12	7
6	41	90	56	21	14	9
7	56	85	27	0	3	0
8	44	118	66	10	6	5
9	24	41	45	45	103	110
10	72	140	125	91	117	87
11	37	49	25	2	4	3
12	186	219	0	0	2	0
13	71	84	7	0	3	0
14	4	14	0	0	1	0
15	164	245	35	0	0	0
16	27	34	4	0	1	0
17	30	49	15	6	6	4
18	16	21	4	0	5	0
19	7	21	19	7	13	9
20	6	13	6	6	8	2
21	5	7	2	0	1	1
22	2	11	8	0	0	0
23	13	80	3	5	1	5
24	41	19	4	0	4	3
25	240	92	16	0	0	0
27	101	106	26	12	16	11
In Town	1,054	1,647	623	200	356	280
TOTAL	1,566	2,100	730	230	413	315



# VACANT RESIDENTIAL 1971

Area	No. Vacant Structures	Condition		
		Standard	Deterioriating	Dilapidated
1	0	-	-	-
2	5	1	2	2
3	3	-	-	3
4	0	-	-	-
5	4	-	1	3
6	3	-	3	-
7	0	-	-	-
8	3	-	1	2
9	3	-	1	2
10	12	-	-	12
11	1	-	-	1
12	0	-	-	-
13	0	-	-	-
14	0	-	-	-
15	0	-	-	-
16	0	-	-	-
17	4	-	1	3
18	0	-	-	-
19	6	-	-	6
20	0	-	-	-
21	0	-	-	-
22	0	-	-	-
23	2	-	-	2
24	0	-	-	-
25	0	-	-	-
26	0	-	-	-
27	4	-	-	4
In Town	34	1	8	25
TOTAL	50	1	9	40



## Street Conditions

The three types of street conditions in Smithfield are classified as unpaved, paved without curb and gutter (2), and paved with curb and gutter (3). Since 1967, the following street improvements, in addition to regular maintenance have taken place:

Area	Street	<u>Type of Improvement</u>	
		2	3
1, 10	Highway 301		X
2, 9	Highway 301		X
2	Church and Fifth	X	X
3	Massey		X
3, 9	Seventh		X
3	Highway 301		X
4	Bridge	X	
6	Seventh	X	
6, 8	Highway 301		X
8	Caswell		X
8	Bridge		X
9	Ninth	X	
9	Massey	X	
10	Blount	X	
10	Dundee, Mill, Sixth		X
12	Hood		X
12	Stevens	X	
13	Caroline	X	
15	Vermont		X
	Rose		X
	Davis	X	





# INADEQUATE LOT SIZES

Area Number	Total Number Lots		Lots Less Than 6,000 sq. ft.		Percent of Total	
	1967	1971	1967	1971	1967	1971
1	165	155	54	45	33	29
2	198	238	56	69	27	29
3	98	89	47	65	48	13
4	24	19	12	0	50	-
5	191	152	32	29	16	19
6	122	120	17	40	14	33
7	84	85	23	31	27	36
8	198	133	31	14	15	10
9	289	196	225	238	78	70
10	356	318	53	70	15	22
11	85	54	12	13	14	24
12	243	219	0	0	0	-
13	225	84	4	2	1	2
14	5	14	0	0	0	-
15	239	245	10	12	4	5
16	37	35	0	0	-	-
17	50	59	0	5	-	8
18	18	21	0	0	-	-
19	0	37	0	0	-	-
20	0	21	0	0	-	-
21	9	8	0	0	-	-
22	6	11	0	5	-	45
23	6	90	0	0	-	-
24	78	22	0	0	-	-
25	271	92	5	0	2	-
26	34	0	0	0	-	-
27	265	129	24	16	9	12
In Town	2,522	2,121	516	538		
TOTAL	3,296	2,746	605	564		



FIRES\* 1966 AND 1970 (\$100.00 OR MORE DAMAGE)

Area Number	Number of Fires 1970	Number of Fires 1966
1	0	0
2	5	2
3	4	10
4	0	0
5	1	1
6	5	0
7	0	0
8	1	2
9	7	9
10	3	9
11	1	1
12	0	1
13	0	0
14	0	0
15	1	1
16	0	1
17	0	0
18	0	1
19	1	0
20	0	0
21	0	0
22	0	0
23	0	0
24	1	0
25	5	1
27	2	1
In Town	28	36
TOTAL	36	40

\* Does not include grass fires, tobacco barn fires, automobile fires, etc.



# HEALTH INDICATORS

Area Number	Illegitimate Births		Infant (not fetal) Mortality		Venereal Disease		Tuberculosis	
	1967	1970	1967	1970	1967	1970	1967	1970
1	1	0	0	0	1	0	0	0
2	0	1	1	0	0	0	0	1
3	3	5	0	0	2	0	0	0
4	0	0	0	0	0	0	0	0
5	2	2	0	1	0	0	0	0
6	0	1	1	0	0	0	0	0
7	1	0	0	0	0	0	0	0
8	5	1	0	1	0	0	0	0
9	5	3	0	1	1	4	1	1
10	9	11	1	1	4	5	2	0
11	0	1	0	0	1	0	0	0
12	0	0	0	0	0	0	0	0
13	0	0	0	0	0	0	0	
14	0	0	0	0	0	0	0	
15	0	0	0	0	0	0	0	
16	0	0		0	0	0*	0	*
17	0	0		0	0	The 1970 total for these categories in the area surrounding Smithfield is as follows:		
18	0	0		0	0			
19	0	0		0	0			
20	1	0	0	0	0			
21	0	0		0	0	VD 63		
22	0	0		0	0	TB 24		
23	1	0	1	1	1	Illeg. 106		
24	0	0	1	1	0	I. M. - not available		
25	2	0	2		0	A concentration of each was found in the north- eastern quadrant. of the county.		
27	0	0	2		0			
In Town	26	25	3	4	9	9	3	2
TOTAL	50	25	9	6	1			



# MAJOR CRIME

(By Residence of Persons Convicted of Crime)

Area Number	Crimes Against Persons		Crimes Against Property		Juvenile Delinquency	
	1966	1970	1966	1970	1966	1970*
1	5	0	0	0	1	0
2	5	1	1	0	2	0
3	10	3	6	2	1	0
4	0	0	0	0	0	0
5	2	2	1	1	0	1
6	2	1	0	1	0	1
7	0	0	0	0	1	0
8	5	2	3	0	2	0
9	30	5	9	1	5	1
10	23	5	7	4	0	1
11			1			
12						
13						
14						
15						
16						
17						
18						
19	1			2	1	
20	1			1		
21		2		1		
22						
23	2	2		1		
24						
25	1		1			
26						
27	4					
In Town	82	19	28	9	12	4
TOTAL	91	23	29	14	13	4

Major crimes included homicide, rape, burglary, larceny

\*J. D. = 16 years or less. 75% of JD were crimes against property.





# SOCIAL SERVICE CASES

Area	AFDC		AA		AD	
	1967	1971	1967	1971	1967	1971
1	2	7	6	3	10	2
2	4	7	5	8	4	6
3	13	9	3	5	1	5
4	0	0	0	0	0	0
5*	4	4	34	49	10	6
6	9	9	4	6	2	4
7	1	1	0	0	2	0
8	1	6	7	5	2	3
9	28	24	9	8	10	10
10	41	75	14	26	9	25
11	1	1	0	3	2	2
12	0	0	0	0	0	0
13	0	0	1	0	0	0
14	0	0	0	0	0	0
15	0	0	0	0	0	0
16						
17						
18	1					
19	1					
20						
21						
22						
23	3		1		2	
24						
25	3		3		1	
26			1			
27	1		2			
In Town	104	143	83	113	52	63
TOTAL	114	143	90	113	55	63

\*Colonial Rest Home located in Area 5.

1971 data for the number of social services cases by area for the outlying study areas were not available. A total county summary is as follows: AA 672, AD 624, AFDC 687 (excluding Smithfield).



## SURVEY QUESTIONNAIRE

DATE \_\_\_\_\_ AREA# \_\_\_\_\_

TIME INTERVIEW BEGUN \_\_\_\_\_ ADDRESS \_\_\_\_\_

TIME INTERVIEW COMPLETED \_\_\_\_\_ VACANT? YES ( ) NO ( )

### OBSERVATIONS

1. Race of occupants: White ( ) Black ( ) Other \_\_\_\_\_

2. Environmental Conditions:

Yard (neat? cluttered? clean?) \_\_\_\_\_

Street (paved? unpaved? potholes?) \_\_\_\_\_

Is there a sidewalk? Yes ( ) No ( )

Curb and Gutter Yes ( ) No ( )

Are there garbage cans? Yes ( ) No ( ). If yes, note conditions: (lids fit, holes) \_\_\_\_\_

Is the paint on the house peeling? Yes ( ) No ( )

3. Number of rooms in unit (do not count baths, halls, foyers, pantries, unfinished attics of basement, or porches) 2 \_\_\_\_ 3 \_\_\_\_ 4 \_\_\_\_

4. Structural conditions of housing unit (note dilapidated and dangerous conditions):

Roof & Ceiling: Are there holes or leaks? Yes ( ) No ( )

Does the roof sag? Yes ( ) No ( )

Are there loose boards or shingles? Yes ( ) No ( )

If there is a chimney, is it sound? Yes ( ) No ( )

Walls: Are they plumb? Yes ( ) No ( )

Are there holes? Yes ( ) No ( )

Floors & Foundation: Are there holes in the floor? Yes ( ) No ( )

Is the floor level? Yes ( ) No ( )

Is the foundation sound? Yes ( ) No ( )

Windows & Doors: Do they close properly? Yes ( ) No ( )

Do they have holes? Yes ( ) No ( )

Is there sufficient light? Yes ( ) No ( )



## QUESTIONS

1. Occupancy: Owner-occupied \_\_\_\_\_  
Renter-occupied \_\_\_\_\_
2. Is there running water? ( ) Hot & cold running water inside housing unit.  
( ) Only cold water inside.  
( ) Running water on property but not inside unit.  
( ) No running water.
3. Source of water supply: ( ) City system.  
( ) Individual system.  
( ) Other \_\_\_\_\_
4. Is there a bathtub or shower within the unit? Yes ( ) No ( )
5. Is there a flush toilet in the unit? Yes ( ) No ( )
6. Sewage disposal: ( ) City system.  
( ) Septic tank.  
( ) Outdoor privy.  
( ) Other \_\_\_\_\_
7. Heating system: What type of heating system? \_\_\_\_\_  
Is the heating even? Yes ( ) No ( )  
Is there venting? Yes ( ) No ( )
8. Plumbing: What is the condition of fixtures? \_\_\_\_\_  
Are they properly installed? Yes ( ) No ( )
9. Electrical system: Are the wires exposed? Yes ( ) No ( )
10. If owner-occupied, approximate value of unit ( ) \$1,000 or less ( ) \$10,000-14,900  
( ) under \$5,000 ( ) \$15,000-19,900  
( ) 5,000-9,900 ( ) \$20,000 or more
11. Approximate rent or house payment: Monthly Weekly  
\_\_\_\_\_ Basic rent or house payment  
\_\_\_\_\_ Heat  
\_\_\_\_\_ Electricity  
\_\_\_\_\_ Water  
\_\_\_\_\_ Other





12. Income: Head of Household: Sex \_\_\_\_\_ Age \_\_\_\_\_ Occupation \_\_\_\_\_  
Education completed \_\_\_\_\_  
Wages \_\_\_\_\_ Per Week \_\_\_\_\_ Per Month \_\_\_\_\_  
Social Security \_\_\_\_\_  
Retirement pension - per month \_\_\_\_\_  
Social Services: AFDC - per month \_\_\_\_\_  
(amount) AAA - per month \_\_\_\_\_  
APTD - per month \_\_\_\_\_  
AB - per month \_\_\_\_\_

13. Income: Other wage earners in household:

Sex \_\_\_\_\_ Age \_\_\_\_\_ Occupation \_\_\_\_\_  
Education completed \_\_\_\_\_  
Wages \_\_\_\_\_ Per Week \_\_\_\_\_ Per Month \_\_\_\_\_  
Social Security \_\_\_\_\_  
Retirement pension - per month \_\_\_\_\_  
Social Services: AFDC - per month \_\_\_\_\_  
AAA - per month \_\_\_\_\_  
APTD - per month \_\_\_\_\_  
AB - per month \_\_\_\_\_

Income: Other wage earners in household:

Sex \_\_\_\_\_ Age \_\_\_\_\_ Occupation \_\_\_\_\_  
Education completed \_\_\_\_\_  
Wages \_\_\_\_\_ Per week \_\_\_\_\_ Per Month \_\_\_\_\_  
Social Security \_\_\_\_\_  
Retirement pension - per month \_\_\_\_\_  
Social Services: AFDC - per month \_\_\_\_\_  
OAA - per month \_\_\_\_\_  
APTD - per month \_\_\_\_\_  
AB - per month \_\_\_\_\_



14. Method of transportation to work:

Head of household: walk ( ) public ( ) car ( ) bike ( ) Other \_\_\_\_\_

Other wage earner: walk ( ) public ( ) car ( ) bike ( ) Other \_\_\_\_\_

15. Has head of household been unemployed at any time during the past year?

Yes ( ) No ( ) If yes, for how long? \_\_\_\_\_

16. Has anyone in the family

a) Attended Head Start classes? Yes ( ) No ( )

b) Used County Health services? Yes ( ) No ( )

c) Participated in the Job Corps training program? Yes ( ) No ( )

d) Worked in the Neighborhood Youth Corps? Yes ( ) No ( )

e) Used services of Family Planning, Maternity, or Well-Baby Clinics?  
Yes ( ) No ( )

17. How many members of household are registered voters? \_\_\_\_\_

18. Where do the children play? \_\_\_\_\_

19. What could the town do to improve your neighborhood? \_\_\_\_\_

20. How can you help to improve your neighborhood? (Special skills) \_\_\_\_\_

#### COMMENTS



# SURVEY RESPONSES : SUMMARY

<u>Characteristics of Occupants</u>	<u>Percentage of Responses</u>	
	<u>1967</u>	<u>1971</u>
Owner-Occupants	51	8
Black Occupants	n. a.	92
Occupation		
Semi-skilled workers	92	12
Unskilled workers	40	87
Skilled workers	20	0
Annual family income		
Less than \$2,000	38	51
\$2,000-2,999	25	11
\$3,000-4,999	20	28
\$5,000-6,999	10	7
\$7,000 or more	7	0
Age Breakdown		
15-24	24	5
25-34	13	26
35-44	14	25
45-54	15	13
55-64	15	17
65 and over	15	13
<u>Characteristics of Housing</u>		
Average number of rooms per unit	4, 82	3
Running Water		
Hot & cold inside the unit	47	32
Only cold inside the unit	36	50
Water on property, but not in unit	8	3
No running water	9	13
Bathtub or Shower		
Yes	56	32
No	44	68
Flush Toilet		
Yes	89	82
No	11	18



Characteristics of Housing (Con't).

Percentage of Responses

	<u>1967</u>	<u>1971</u>
Source of Water		
City system	88	89
Other	12	11
Sewage Disposal		
City system	88	84
Other	12	16
Value of owner-occupied units		
Less than \$5,000	28	100
\$5,000 -9,000	16	0
Monthly rent (including utilities)		
Less than \$20	24	0
\$20-29	14	1
\$30-39	24	8
\$40-49	16	7
\$50-59	11	17
\$60-69	6	15
\$70-79	3	17
\$80-89	1	16
\$90 or more	1	16





# NEIGHBORHOOD ANALYSIS SURVEY

Characteristics of Occupants	Area Number													
	2	3	5	6	8	9	10	11	17	19	23	24	27	Total
<u>Occupancy</u>														
Owner-Occupied	0	1	0	0	1	1	3	0	0	0	0	0	0	6
Renter-Occupied	3	13	4	5	4	15	20	1	2	2	1	3	2	75
Black	3	14	4	5	2	16	20	1	1	2	1	3	2	74
White	0	0	0	0	3	0	3	0	1	0	0	0	0	7
Female Head of Household	2	9	3	1	2	12	13	0	2	2	0	1	0	47
Male Head of Household	1	5	1	4	3	3	12	1	0	0	1	2	1	34
<u>Occupation</u>														
Unskilled	1	7	3	0	3	5	12	0	1	1	0	1	1	35
Semi-Skilled	0	1	0	0	0	0	3	0	0	0	0	1	0	5
Public Assistance	1	3	1	4	1	8	7	0	1	1	1	1	0	29
<u>Income</u>														
Under \$2, 000	1	3	3	3	2	7	8	2	0	2	1	2	0	34
\$2, 000-\$2, 999	0	3	0	1	0	2	2	0	0	0	0	0	0	8
\$3, 000-\$3, 999	0	3	1	0	1	4	6	0	0	0	0	0	1	16
\$4, 000-\$4, 999	0	0	0	0	1	0	1	0	0	0	0	1	0	3
\$5, 000-\$5, 999	0	0	0	0	0	0	1	0	0	0	0	0	0	1
\$6, 000-\$6, 999	1	1	0	0	0	0	2	0	0	0	0	0	0	4
\$7, 000 or More	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<u>Age Breakdown</u>														
Under 5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
5-14	0	0	0	0	0	0	0	0	0	0	0	0	0	0
15-24	1	1	0	0	0	1	1	0	0	0	0	0	0	4
25-34	0	2	1	1	5	8	0	1	0	0	0	0	1	20
35-44	0	7	2	1	2	1	2	1	0	1	0	2	0	19
45-54	2	0	1	0	0	3	4	0	0	0	0	0	0	10
55-64	1	2	0	1	1	3	3	0	0	1	0	1	0	13
65 and over	0	0	0	1	0	3	4	0	1	0	1	0	0	10



# NEIGHBORHOOD ANALYSIS SURVEY (Con't)

Characteristics of Occupants	Area Number													Total
	2	3	5	6	8	9	10	11	17	19	23	24	27	
<u>Education</u>														
Less than 6 years	0	0	0	2	0	5	4	0	0	1	0	0	0	12
7	0	1	0	0	0	1	3	0	0	0	0	0	0	5
8	0	2	1	0	0	1	1	0	0	1	0	0	1	7
9	0	5	0	1	2	1	2	1	0	0	0	1	0	13
10	0	2	1	0	0	2	1	0	0	0	0	0	0	6
11	0	0	0	0	0	0	0	0	0	0	0	0	0	3
12 or more	1	2	1	1	1	0	3	4	0	0	0	1	0	13



Characteristics of Housing	Area Number													Total
	2	3	5	6	8	9	10	11	17	19	23	24	27	
<u>Number of Rooms</u>														
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0
3	3	10	3	3	2	13	8	1	0	0	1	1	1	46
4	0	3	1	2	0	0	11	0	1	1	0	1	0	20
5	0	0	0	0	0	1	4	0	1	1	0	0	1	8
6	0	1	0	0	3	1	1	0	0	0	0	1	0	7
<u>Is there running water?</u>														
Hot & cold in unit	1	2	3	0	4	2	13	0	1	0	0	0	0	26
Cold in unit	2	11	1	5	1	10	9	1	0	0	0	0	0	40
On property, not in unit	0	0	0	0	0	3	0	0	0	0	0	0	0	3
No running water	0	0	0	0	0	0	2	0	1	2	1	3	2	11
<u>Bathtub or shower?</u>														
Yes	2	1	2	1	5	2	12	0	0	0	0	0	0	25
No	1	9	2	4	0	13	11	1	1	1	1	2	2	52
<u>Flush Toilet?</u>														
Yes	2	12	3	3	5	14	21	1	0	0	1	0	0	57
No	0	0	0	2	0	2	2	0	1	1	0	2	2	12
<u>Source of Water</u>														
City	3	11	4	5	3	16	20	1	1	0	1	0	0	65
Other	0	0	0	0	0	0	0	0	1	2	0	3	2	8
<u>Sewage Disposal</u>														
City	3	14	4	3	5	15	20	1	0	0	1	0	0	61
Other	0	0	0	1	0	0	1	0	2	2	0	2	2	11
<u>Value of Units</u>														
Less than \$1, 000	0	0	0	0	0	1	1	0	0	0	0	0	0	2
\$1, 000-\$5, 000	0	0	0	0	1	0	2	0	0	0	0	0	0	3
<u>Monthly Rent</u>														
Less than \$20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
\$20-\$29	0	0	0	0	0	0	0	0	0	0	1	0	0	1
\$30-\$39	1	1	0	1	0	0	2	0	0	0	0	1	0	6
\$40-\$49	0	1	0	1	0	2	1	0	0	0	0	0	0	5





Characteristics of Housing	Area Number													Total
	2	3	5	6	8	9	10	11	17	19	23	24	27	
<u>Monthly Rent (Con't)</u>														
\$50-\$59	0	2	1	2	2	3	3	0	0	0	0	0	0	13
\$60-\$69	0	1	0	1	0	3	2	1	0	1	0	1	1	11
\$70-\$79	0	2	3	0	1	2	5	0	0	0	0	0	0	13
\$80-\$89	0	3	0	0	0	2	6	0	0	0	0	1	0	12
\$90 +	2	3	0	0	1	2	3	1	0	0	0	0	0	12
<u>Improvements Desired</u>														
Clean lots /Demolish Condemned Units	2	5	0	1	0	2	3	0	1	0	1	0	0	15
Enforce Codes	1	3	1	1	0	0	4	0	0	0	0	2	0	12
Build More Low-Income Housing	0	3	2	2	1	10	9	0	1	0	0	2	0	30
Improve Streets	0	2	0	0	1	10	11	0	0	0	0	0	0	24
Better Parks	1	2	1	0	1	5	2	0	0	0	0	0	0	12
More Jobs	0	2	1	1	0	2	0	0	0	0	0	0	0	6
Other	0	1	0	1	0	0	2	0	0	0	0	0	0	4
<u>Use of Social Services</u>														
Head Start Classes	0	1	0	1	0	1	4	0	0	0	0	1	0	8
County Health Dept.	3	7	3	4	7	18	28	1	2	1	1	1	0	76
Job Corps Training	1	0	0	0	1	1	1	0	0	0	0	0	0	4
Neighborhood Youth Corps	0	0	0	0	0	1	0	0	0	0	0	0	0	1





